Worthing
BOROUGH COUNCIL

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/11/0042/FULL

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010**

Mr Anthony Lee-Wright
Archideus
2 Ashley Road
Lower View
Uffculme
Devon EX15 3AH

PROPOSAL: Proposed construction of 2 x dwellings with associated garages and outbuildings.

LOCATION : Thatch Cottage Pond Lane Worthing

DATE REGISTERED 19th January 2011

APPLICANT : Mr G Pullen

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans which accompanied the application, or as subsequently amended prior to consideration, is to

**GRANT PERMISSION subject to the following conditions:-**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Site location plan, drawing 07/232/06 and sketch drawings, deposited 19th January 2011.

   Reason: For the avoidance of doubt and in the interests of proper planning.

Dated : 31st March 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

**Note: Your attention is drawn to the notes and advice overleaf.**

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, which shall include a flint wall fronting Pond Lane. Thereafter such boundary treatment as has been agreed shall be implemented before the dwellings hereby permitted are occupied.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. The dwellings shall not be occupied until the parking spaces (including the car barns), turning and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access, turning and parking of vehicles incidental to the use of the proposed dwellings.

   Reason: To ensure adequate provision for parking clear of the highway and to comply with saved Policy TR9 of the Worthing Local Plan.

5. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking and associated areas have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced in accordance with such details as may be agreed.

   Reason: To ensure satisfactory drainage and in the interests of visual amenity to comply with saved Local Plan Policies BE1 and TR9.

6. The proposed access shall not exceed 4.1 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the access and splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

7. Secure cycle storage facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the dwellings hereby approved being occupied.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

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8. No development shall take place, including any works of demolition, unless and until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in construction of the development;
(v) wheel washing facilities;
(vi) measures to control the emission of dust and dirt during construction;

Reason: In the interests of highway safety and amenity.

9. The dwellings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended [or any incidental building erected within their curtilage] unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of amenity and the environment and to comply with saved Policies BE1 and H18 of the Worthing Local Plan.

11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Fridays inclusive, and between 8.00am and 1.00pm on Saturdays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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12. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include details of new tree planting. The submitted scheme shall include indications of all existing trees and hedgerows on the land, and details of those (if any) to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

    Reason: In the interests of visual amenity and the environment and to comply with saved Policy BE1 of the Worthing Local Plan.

13. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs (including ridge tiles) of the proposed dwellings and outbuildings have been submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

14. Prior to the commencement of the footings of the dwellings, a sample panel of flintwork indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the dwellings shall only be constructed in accordance with the agreed sample panel of flintwork which shall be retained on site until the development has been completed.

    Reason: In the interests of visual amenity and to comply with Policy BE1 of the Worthing Local Plan, ensuring a high quality of development.

15. Prior to the commencement of the development hereby permitted, a specification detailing the materials, colours and external finishes and drawing(s) and section(s) at a scale not less than 1:10 showing the detailed design and profile(s) of the dormers, chimney(s), porches, eaves and bargeboards, blind window and the construction of the car barns and cycle/bins stores, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.

    Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

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16. No cables, wires, aerials, pipework (except rainwater downpipes), meter boxes or flues shall be fixed or fitted to the front (east) elevation of the dwellings or on an elevation facing a highway unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

17. The development hereby permitted shall not be carried out unless and until a specification detailing the materials, colour and external finishes, and drawing(s) and section(s) of the window(s) and doors at a scale of 1:10 detailing the dimensions/profiles/proportions of the frame(s) and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window from the external wall face; and the window heads and sills have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows and doors shall only be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan

18. Notwithstanding the details shown on the approved drawing 07/232/06, the proposed cycle/bin store shall be re-sited slightly westwards in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site.

Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

19. Prior to the commencement of development evidence of the local groundwater level at the site and details of soakage test results and calculations for the Soil Infiltration Rate to be carried out in accordance with BRE Digest 365 shall be submitted to the local planning authority to justify the design of the scheme of surface water drainage. Where drainage of surface water by soakaway is demonstrated to be unsuitable, the surface water drainage scheme detailed in the summary and conclusions of the Flood Risk Assessment (Third Issue dated 14 March 2011) by GTA Civils Limited shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of localised flooding.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the south elevation of the proposed dwellings without the prior permission of the Local Planning Authority in an application on that behalf.

Reason: To protect the amenities and privacy of the occupiers of adjoining properties in accordance with saved Local Plan Policy H18.

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21. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

    Reason: In the interests of environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'.

22. Prior to commencement of the development, details of flood-proofing the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed flood-proofing measures.

    Reason: To minimise the impact of localised flooding.

INFORMATIVES

1. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the Highway Authority to carry out the site access works on the public highway.

2. The proposed development has satisfactorily addressed matters of design in terms of scale, layout, composition and proportioning, and the impact on neighbouring occupiers, which formed earlier reasons for refusal. Although PPS3 no longer lends priority to such development in garden land, the proposal does make efficient use of land whilst satisfying the need for family housing in a reasonably accessible location whilst retaining adequate curtilage to the Listed Thatch Cottage to ensure an appropriate setting is maintained. The site is at risk from ground water flooding. However, it is considered that subject to the implementation of the recommendations of the submitted Flood Risk Assessment (as amended), in addition to flood-proofing measures required as a condition of planning permission, that refusal on the grounds of flood risk would not be justified.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.