Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0088/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

M L Surveyors
32A The Broadway
Haywards Heath
West Sussex RH16 3AL

PROPOSAL: Two storey extension linked to main northern elevation of building, additional car parking, cycle shelter, new pedestrian access to Parklands Avenue, and landscaping.

LOCATION : Courtlands Parklands Avenue Worthing

DATE REGISTERED 1st February 2008

APPLICANT : Bond International Software Plc

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 03-12-06-07; 08; 09; 10; 12; 13A; 14; 15A; 16A and 17A, location plan, block plan, topographical survey – 07/856/01, 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 three years from the date of this permission.

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

2. No development shall take place until details of the screen walls and fences as necessary, alongside the northern site boundary, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

Cont.....2...

Dated : 9th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The building shall not be occupied unless and until the alterations to the access, including the provision of speed control measures, have been carried out and constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority following consultation with the Highway Authority.

   Reason: In the interests of highway safety.

4. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

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

   Reason: In the interests of visual amenity.

6. Secure, covered cycle parking facilities for a minimum of 14 no. cycles shall be provided within the curtilage of the site as shown on Drawing No. 03-12-06-17A, precise details of which, including their siting and design, 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 building hereby approved being occupied.

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

7. The building hereby permitted shall not be occupied unless and until a finalised 'Travel Plan' is in place in accordance with details to be submitted to and approved in writing by the Local Planning Authority, following consultation with the Highway Authority.

   Reason: To minimise the generation and impact of motorised vehicular traffic, particularly private motor car traffic in the interests of reducing congestion, protecting the environment and reducing the adverse impact of traffic on the local community and local economy by encouraging sustainable travel modes and patterns such as public transport, walking, cycling, car sharing and pooling transport.

Cont.....

8. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

9. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

10. 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. inclusive.

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

11. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

    Reason: In the interests of amenity.

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 indications of all existing trees and hedgerows on the land, and details of those to be retained; plus details of additional tree planting to supplement G1 of Tree Preservation Order No. 20 of 1994; new tree/shrub planting adjacent to the north-west side boundary and details of the Beech Hedging shown on the approved plan as sub-dividing and enclosing the enlarged parking area. 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. 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.

Cont.....

Reason: In the interests of amenity and of the environment of the development.

13. The existing trees, bushes and hedges shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences, for the duration of the development. They shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

14. No trenches or pipe runs for services or drains shall be cut or laid within 5 metres of the bole of any existing tree which is to be retained on this or adjoining sites.

Reason: To protect tree roots from damage which would be likely to lead to the loss of the tree.

15. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

16. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

Reason: In the interests of visual amenity.

Cont.....

17. Drawings at a scale of not less than 1:20 showing precise details, materials and colours of the windows and doors and details of the proposed decorative finishes including the parapet, cornice, string courses, and supporting columns and the junctions of the link with the Listed Building and new extension shall be submitted to the Local Planning Authority and shall be agreed in writing before works commence. Thereafter, the windows and doors and decorative finishes shall be carried out in accordance with the agreed details.

    Reason: In the interests of amenity and to ensure a satisfactory external finish.

18. The first floor windows and the full height arch window in the rear (west) elevation, and the first floor windows in the north side elevation of the extension hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

    Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

19. The development hereby permitted shall not commence unless and until details of surface water discharge from the building and enlarged parking area and means of disposal comprising a sustainable urban drainage system (SUDS) designed in accordance with BRE Digest 365 has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out, tested and completed in accordance with such details as may be approved by the Local Planning Authority.

    Reason: To ensure that the proposed development is satisfactorily drained and to minimise the risk of surface water flooding.

20. Permission relates to the amended plans received on the 27th March 2008 and 9th April 2008 and not to the plans originally submitted.

    Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

21. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

Cont.....

Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

INFORMATIVES

1. It is accepted that the siting of the proposed 2-storey extension on the north side of Courtlands is not ideal both in terms of its relationship to the front (north) of this historic building and the loss of mature landscaping along the northern boundary. Nevertheless, its siting would have the least harm in terms of the wider setting of this Grade II Listed Building and its special character which is not least derived from the quality of the surrounding open spaces and gardens, identified as an Environmental Area of Special Character. The historic character and interest of the north elevation would be preserved through retaining a degree of detachment other than by a modest single-storey link. The proposed extension itself has been designed to have regard to the fundamental architectural principles of scale, height and massing, complementing the style and materials of the historic building without directly copying its detailed design. The applicant has sought to carefully integrate the necessary additional parking within the site frontage as sensitively as possible, and together with improvements to encourage cycling and walking through the implementation of a Travel Plan, it is considered would provide an appropriate balance between meeting the needs of the development in the context of current Government Guidance which seeks to promote sustainable transport choices and reduce reliance on the private car, whilst addressing long standing issues associated with displaced parking on nearby residential roads. Subject to the conditions set out below it is considered the proposed extension can take place without harm to the historic character or setting of the Listed Building, or detriment to the amenities of neighbouring residential occupiers and, importantly, would support the growth and retention of a high profile local employer, securing additional high quality jobs and supporting the key economic objective of diversifying and modernising the local economy.

2. Prior to the submission of details to discharge the requirements of Condition 2 of this permission, the applicant is advised to contact the owners of No. 7 Warnham Road and No. 39 Parklands Avenue with a view to discussing mutually agreeable proposals for the new boundary treatment, including raising the height of the existing low boundary wall to the south side of No. 39 Parklands Avenue.

3. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Cont.....

WB/08/0088/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
BE25 - Environmental Areas of Special Character
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE5 - Employment provision

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.