Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr G Nicolls
21 King Street
Arundel
West Sussex
BN18 9BJ

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0253/FULL

Details of Development
Demolition of Nos 23 to 29 and replacement with a two storey building with 2 rear dormers and roof lights comprising one retail unit and 2 no. two bedroom maisonettes over and alterations to No. 31, demolition of buildings in rear yard and replacement with 2 No. two bedroom houses in a two storey building; parking and amenity space. (Revised Proposal)

Location of Development
23 - 29 Tarring Road Worthing West Sussex BN11 4EP

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 10th May 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/09/2011

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SCHEDULE

Reasons for Granting Permission

01. This development makes good use of a brown field peripheral town centre site and provides two much needed family houses along with two, two bedroomed, maisonettes. It maintains commercial floorspace within the proposal and removes what is potentially a nuisance commercial use from the rear of the site. The proposed buildings will uplift this run down part of Tarring Road. The development will not be harmful to neighbour's living conditions and nor will it lead to a worsening in highway conditions locally. It would consequently not conflict with the relevant saved Policies of the Worthing Local Plan (RES7, RES9, H18, and TR9), Core Strategy Policies (3, 4, 6, 7, 8, 9, 16 and 17) and the South East Plan (SP3, RE3, RE6, CC1, CC6, H1, H2, H4, H5, T4, NRM2, NRM4, SCT1 and SCT5) together with Planning Policy Statements 1, 3, 4 and 23 and the Draft National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise by any other condition attached to this permission:-

Drawing No: 010310/10 A	Title: Site and Location Plans Date received: 2/8/11
Drawing No: 010310/TP2.20B	Title: Section Date received: 2/8/11
Drawing No: 010310/TP.2.21B	Title: First and second Floor Plans Date Received: 2/8/11
Drawing No: 010310/TP2.22B	Title: Ground Floor and Site Plan ; Date Received: 2/8/11
Drawing No: 010310/TP2.23B Received: 2/8/11	Title: North and South Elevations as proposed Date
Drawing No: 010310/TP2.24A Received: 24.6.11	Title: Elevations as proposed - Houses A and B Date
Drawing No. 010310/SY.01 10/5/11	Title: Part Ground Floor Plan as existing Date Received:
Drawing No. 010310/SY.02 Received: 10/5/11	Title: North and South Elevations as existing Date
Drawing No. 010310/SY.03	Title: Floor Plans as existing Date Received: 10/5/11
Drawing No; 010310/SY.08	Title: Elevations as existing Date Received: 10/5/11

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

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03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.*

04. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority (LPA)), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the LPA. The scheme shall be implemented as approved.

Reason: *To ensure the protection of controlled waters from potential contamination associated with the historic and recent site activities having regard to Core Strategy Policy 15 and saved Worthing Local Plan Policies RES7 and RES9.*

05. Prior to occupation of any part of the permitted development , a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

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Reason: *To ensure that remediation, if deemed necessary is satisfactorily completed having regard to Core Strategy Policy 15 and saved Worthing Local Plan Policies RES7 and RES9.*

06. If, during development, contamination 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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: *To ensure that any contamination identified during demolition and construction phases of the development are fully characterised and assessed having regard to Core Strategy Policy 15 and saved Worthing Local Plan Policies RES7 and RES9.*

07. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: *To ensure that any surface water drainage scheme does not result in mobilisation of contamination or deterioration groundwater quality through the input of potentially polluted surface water having regard to Core Strategy Policy 15 and saved Worthing Local Plan Policies RES7 and RES9.*

08. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to Core Strategy Policy 15 and saved Worthing Local Plan Policies RES7 and RES9.*

09. The development hereby permitted shall not be commenced until a scheme for protecting the proposed flats from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied and shall specifically include the provision of acoustic double glazing to windows of habitable rooms facing the road.

Reason: *In the interests of residential amenity and to comply with saved Policy RES7 of the Worthing Local Plan.*

10. No development of any kind (including site clearance and demolition) shall take place unless and until a scheme for the suppression of dust during demolition/site clearance and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as agreed shall be implemented throughout the entire course of demolition/site clearance and construction.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.*

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11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.*

12. Notwithstanding the approved drawings the windows in the rear elevation of the houses on the boundary with Howard Street shall on installation be obscurely glazed, fixed shut and shall have a cill level no lower than 1.7 metres from finished internal floor level and shall be retained as such always.

Reason: *To protect neighbours' living conditions having regard to saved Worthing Local Plan Policies H16 and H18 and Policy 16 of the Core Strategy.*

13. 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), no windows or other openings (other than as hereby approved) shall be formed in any wall or roofslope of the houses to be built on the boundary with Howard Street properties.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

14. Notwithstanding the provisions of Classes A, B, C, D or E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), No extensions, alterations or outbuildings shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

Reason: *To safeguard the living conditions of neighbours and the visual appearance of the development in accordance with saved Worthing Local Plan Policies H16 and H18 and Core Strategy Policy 16.*

15. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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.

Reason: *In the interests of visual amenity and the environment and to comply with Policy 13 of the Worthing Core Strategy.*

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

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Reason: *In the interests of visual amenity having regard to Policy 16 of the Worthing Core Strategy.*

17. The shop hereby approved shall not be open for trade or business other than between the hours of 8am and 11pm.

Reason: *In the interest of residential amenity having regard to saved Worthing Local Plan Policy H18.*

18. Prior to first occupation of any of the accommodation hereby approved the car parking spaces and turning areas shown on the approved plans shall be laid out and constructed to the satisfaction of the Local Planning Authority and thereafter retained.

Reason: *To ensure adequate provision for car parking is made within the site having regard to saved Worthing Local Plan Policy TR9 and South East Plan Policy T4.*

19. The refuse and bike storage areas shown on the approved plans shall be provided on site prior to first occupation of any of the residential accommodation and retained thereafter.

Reason: *To ensure adequate provision is made on site in accordance with saved Worthing Local Plan Policies TR9 and H18.*

Informatives / Notes to Applicant

01. A formal application for any new connections to the public sewerage systems are required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688) or www.southernwater.co.uk.