Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0421/ARM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

Mr Matthew Naish
19 Valencia Road
Worthing
West Sussex
BN11 4QD
UK

PROPOSAL: Application for Approval of Reserved Matters pursuant to outline planning permission WB/07/0420/OUT dated 15th May 2007 for the construction of a detached house on land to the north of 52 Woodlea Road .

LOCATION : Land north of 52 Woodlea Road Worthing

DATE REGISTERED 7th May 2008

APPLICANT : Mr Mark Tyson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. Woodlea/D5/01A, Woodlea/D5/02, Woodlea/D5/03, W£oodlea/D5/03A and sketch streetscene revised 01/07/08 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT APPROVAL OF RESERVED MATTERS subject to the following conditions:-

1. This permission relates to the amended plans submitted on 8 July 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.

2. Conditions No. 2-17 (inclusive) of outline planning permission WB/07/0420/OUT shall also apply to this permission.

   Reason: For the avoidance of doubt.

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Dated : 4th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The rooflight windows in the north and south side roofslopes of the chalet dwelling hereby permitted shall be obscure-glazed. Prior to occupation of the dwelling the extent of opening of the rooflight windows shall be restricted in accordance with a detailed specification to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the windows shall not be subsequently altered without the prior permission of the Local Planning Authority in an application on that behalf.

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

4. Prior to the commencement of the development hereby permitted, detailed drawings of the verandah (at a scale of not less than 1:20) showing the design, construction, materials and external finishes shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the verandah shall be completed in accordance with the agreed detailed drawings.

   Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

5. Prior to the commencement of the development hereby permitted, detailed drawings of the windows and doors in the front and south side elevations (at a scale not less than 1:20) showing the material, style, pattern of glazing bars, and method of opening of the windows, the windows heads and cills, and the set-back of the window from the external wall face, shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.

   Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

6. Secure cycle parking 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 dwelling hereby approved being occupied.

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

INFORMATIVES

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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Cont.....

WB/08/0421/ARM

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
NE1 - Level of residential and employment development

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.