Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0127/FULL

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

Mr Kenny Foxwell
Horizon Design Ltd
34 Railway Approach
Worthing
West Sussex
BN11 1UR

PROPOSAL: Revision to planning permission WB/09/0417/FULL. Alterations to existing first-floor flat and attached 3 bedroom dwelling with parking.

LOCATION : 2A Cissbury Avenue Worthing

DATE REGISTERED 17th February 2011

APPLICANT : Mr C Kallend

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 carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- Drawings 2403-02 Revision K, 2403-03 Revision K, 2403-04, 2403-05 Revision A, 2403-07 Revision B, 2403-06.

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

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[redacted]

Dated : 14th April 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No dwelling shall be occupied unless and until the boundary walls, fences and gates have been carried out in accordance with the details shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

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

3. No dwelling shall be occupied unless and until the parking space and garages shown on the approved plan have been provided and made available to the occupiers of the dwellings hereby permitted (2A Cissbury Avenue, and first-floor flat at 228 Findon Road). Thereafter the parking facilities shall not be used for any purpose other than the parking of vehicles incidental to the domestic use of the dwellings.

   Reason: To ensure that adequate provision is made for the parking of vehicles clear of the highway and in the interests of highway safety and to comply with saved Worthing Local Plan Policy TR9.

4. No dwelling shall be occupied unless and until the secure, covered cycle storage facilities have been provided within the curtilage of the site, in accordance with the details shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

   Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with PPG:13 'Transport'.

5. Throughout the entirety of the remaining construction period the provision for the temporary parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, and storage of plant and materials shall be implemented and carried out in accordance with the construction site plan submitted pursuant to conditions 7 and 8 of planning permission WB/09/0417/FULL and agreed in writing by letter dated 1 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of highway safety and amenity.

6. 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.

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7. The soft landscaping scheme shown on the approved drawings 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 unless otherwise agreed in writing by the Local Planning Authority. 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. The hard landscaping shown on the approved drawings shall be provided prior to the occupation of the development herby permitted.

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

8. The materials and finishes of the development hereby permitted shall comprise those agreed pursuant to condition 11 of planning permission WB/09/0417/FULL unless otherwise agreed in writing by the Local Planning Authority.

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

9. 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 dwelling shall not be extended or any incidental building erected within its 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.

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), no windows or other openings (other than as hereby approved) shall be formed in the east or south elevations of the proposed dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: To prevent overlooking.

11. The development hereby permitted shall be carried out in accordance with the submitted Sustainability Statement.

    Reason: In the interests of sustainability and to comply with the principles of submission Core Strategy Policy 17.

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12. Notwithstanding the details shown on the submitted drawings, the development shall not be occupied until an agreed surface water drainage scheme has been completed in accordance with details of the design of the surface water drainage scheme, justified by satisfactory soakage tests and calculations for the soil infiltration rate in accordance with BRE Digest 365, which shall have been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that the development is satisfactorily drained and to comply with submission Core Strategy Policy 15.

INFORMATIVES

1. Reason for approval

    The proposed development is sustainably located within the built-up area and would help meet the need for family housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the saved Worthing Local Plan BE1, H18 and TR9, the South East Plan Policies SP3, CC1, CC6, H1, H2, H4, H5, T4 and BE1 and the Submission Core Strategy Policies 7, 8, 9, 15 and 16.

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.