Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0383/FULL

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

Miss Sarah Cornwell
Solent Planning
3 Oak Glade
Glenelg
Fareham
Hants
PO15 6UB

PROPOSAL: Demolition of partially built block of flats and construction of 7 dwellings with associated access, car parking, and landscaping.

LOCATION : 32 Hayling Rise Worthing

DATE REGISTERED 10th May 2010

APPLICANT : Mr Julian Larkin

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans adg10; adg20; adgA10010; adgA0001; adgA1; adgA0002; adgA0003; adgA0004; adgA0005; adgA0006; adgA1001; adgA1002; adgA1003; adgA1004; adgA1005; adgA1006; adgA1007; adgA1008; adgA1009; adgA1010; adgA1011which 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.

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[redacted]

Dated : 5th July 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The windows shown on the approved drawings as obscure glazed shall be built as such and shall be non-opening, unless otherwise agreed in writing by the Local Planning Authority, and shall be retained as such thereafter.

   Reason: To protect the amenities and privacy of the occupiers of the neighbouring properties in accordance with Saved Worthing Local Plan Policy H18.

3. 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 elevations listed below of the proposed dwellings without the prior permission of the Local Planning Authority in an application on that behalf:

   a) Upper floors east elevation Unit 1.
   b) Upper floors west elevation Unit 2.
   c) Upper floors east elevation Unit 3.
   d) Upper floors south and north elevations Unit 5.
   e) Upper floors, north and east elevations of Unit 6.
   f) Ground floor east elevation of Unit 6.
   g) First floor and roof, west elevation Unit 7
   h) First floor and roof east elevation Unit7.

   Reason: To protect the amenities and privacy of the occupiers of the neighbouring properties in accordance with Saved Worthing Local Plan Policy H18.

4. None of the dwellings, except Unit 4, shall be occupied unless and until the 12 basement car parking spaces shown on the approved plans have been provided and Unit 4 shall not be occupied unless and until the two open car parking spaces shown on the approved plans have been provided. The approved parking spaces shall be used for no purposes other than the parking of motor vehicles and shall be retained as such thereafter.

   Reason: To ensure adequate car parking is made and retained in the interests of meeting travel needs, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with Saved Worthing Local Plan Policies TR9, H18 and BE1.

5. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

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Reason: To ensure that the proposed development is satisfactorily drained within a sustainable manner and to ensure the risk from and impact of any flooding is minimal, in accordance with South East Plan Policy NRM3 and PPS25: Development and Flood Risk and Planning Policy Statement 1: Delivering Sustainable Development: Climate Change Supplement.

6. 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 in accordance with Saved Worthing Local Plan Policy H18.

7. 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 in accordance with Saved Worthing Local Plan Policy H18.

8. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority in accordance with BRE: Control of dust from construction and demolition activities: BRE465, as appropriate. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Local Plan Policies H18 and RES7.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the following works shall not be carried out unless permission is granted by the Local Planning Authority in an application on that behalf:

a) The extension or alteration of any dwelling, including to roofs.
b) The erection of any outbuildings in the curtilage space south of units 1, 2, 3 and 4 and west of units 4, 5 and 6;
c) The formation of a new vehicular access to Hayling Rise or Woodland Avenue.

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d) The erection of any wall or fence, other than as approved through Condition 12 of this planning permission, on the Hayling Rise or Woodland Avenue frontage or marking the plot boundaries between the dwellings on the Hayling Rise or Woodland Avenue frontages.

Reason: In the interests of visual and neighbour amenity in accordance with Saved Worthing Local Plan Policies H18 and BE1 and in, particular, in the case of d) to facilitate the retention of the attractive hedge and characterful boundary hedge.

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 Monday to Saturday and 8.00 to noon on Saturdays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Local Plan Policies H18 and RES7.

11. Notwithstanding the submitted drawings, 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. This shall include all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. It shall also include details of the design and layout of the internal courtyard. 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.

Reason: In the interests of visual and neighbour amenity and of the environment of the development, including bio-diversity in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 3: Housing and PPS9: Planning For Biodiversity and Geological Conservation.

12. Notwithstanding the submitted drawings, no works shall commence unless and until a scheme for the external boundary and internal plot boundary treatments has been submitted to and approved in writing by the Local Planning Authority and the scheme shall not be built other than in accordance with any such approval and retained thereafter.

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Reason: In the interests of visual and neighbour amenity and of the environment of the development, including bio-diversity and, in particular because the new wall by the hedge on the Woodland Avenue boundary would prejudice the future of the existing, important hedge. This is in furtherance of Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 3: Housing and PPS9: Planning For Biodiversity and Geological Conservation.

13. 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 buildings 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 in accordance with Saved Worthing Local Plan Policy BE1.

14. The development shall not commence unless and until details of the vehicular accesses from the site to the public highway including visibility splays and sight lines have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in accordance with the approved details and the approved visibility splays and sight lines shall be retained thereafter.

Reason: In the interests of highway safety.

15. Notwithstanding the submitted drawings, the development shall not commence unless and until architectural details have been submitted to and approved by the Local Planning Authority. These shall include details of:-

a) Porches
b) external windows (all trickle vents shall be concealed) and doors
c) rooflights
d) eaves
e) roof hips and ridges and sprocketed rafters
f) chimneys
g) finials, brackets, bargeboards and rafters
h) window arches
i) balustrades an balconies
j) rainwater goods, external metre boxes, flues and cables associated with utilities.
k) bays and oriel windows
l) half timbers and hanging tiles

The development shall not be built other than in full accordance with any such approval.

Reason: In the interest of visual amenity to accord with Saved Worthing Local Plan Policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

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16. Except as where expressly indicated otherwise by reason of any other condition imposed on this planning permission, the development shall be built strictly in accordance with the approved drawings.

Reason: To ensure the quality of the development is maintained in the interest of proper planning and for the avoidance of doubt.

INFORMATIVES

1. Reasons for Approval

a.) The decision to grant planning permission has been taken having regard to the Development Plan as set out below:-

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC2 - Climate Change
CC3 - Resource Use
CC4 - Sustainable Design and Construction
H1 - Regional Housing Provision 2006-2026
H3 - Affordable Housing
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM1 - Sustainable Water Resources and Groundwater Quality
NRM4 - Sustainable Flood Risk Management
SCT1 - Core Strategy
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management
T4 - Parking

and to all relevant material considerations, including:-

- National Policy Government Policy in Planning Policy Statement 1: Delivering Sustainable Development: PPS3: Housing; PPS25: Development and Flood Risk and Planning Policy Statement 1: and Delivering Sustainable Development: Climate Change Supplement.

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- The previous planning permissions (WB/070170/OUT and WB/07/0567/OUT for residential redevelopment of the site,

- and all representations and consultation responses received.

b) In reaching its decision the Council concluded that this is an abandoned building site where no domestic garden remains and the principle of residential redevelopment has been established previously and development begun. The new scheme makes efficient use of the land and meets an acknowledged demand for family housing. The scheme would remove an unsightly half-built blot on the landscape and largely echoes the general layout and form of the approved scheme, respecting the building line and spacing of the prevailing built development in the area, though significantly larger in scale. The designs respond to the local vernacular and the verdant setting is retained. The scheme avoids harm to neighbouring properties by careful siting, design and screening and the properties would enjoy a high quality environment. The houses are sustainably designed. Whilst the development is reliant on the car, the access arrangements are satisfactory and the basement parking is a major benefit, with scope to accommodate any notional overspill parking demand in the street. A legal undertaking has been supplied to secure the necessary development contributions towards upgrading transport facilities and to secure sustainable design. As such, and subject to the legal agreement and conditions imposed, the proposal is acceptable.

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.

2. The permission is the subject of a unilateral undertaking which covenants the developers/owners to pay a sum of £11,205 towards upgrading local transport facilities to accommodate the additional pressure on facilities caused by the proposal and to secure sustainable design.

3. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the works within the public highway. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ. (Tel no. 01243 642105).