Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1286/FULL

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

Neil Holland Architects
7 Maltravers Street
Arundel
West Sussex BN18 9AP

PROPOSAL: Demolition of existing building and erection of 34 residential units including car parking and landscaping. (Amendments to Planning Permission WB/06/1050/FULL)

LOCATION : Eardley Hotel 3-10 Marine Parade Worthing

DATE REGISTERED 20th September 2006

APPLICANT : Roffey Homes Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 490/001f, 002d, 003e, 004e, 005g, 006g, 011, 012, 107g, 108h, 109g, 110f, 112g, 113b, 130, 200, 201, 202a and 203a, 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 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.

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Dated : 8th February 2008

Assistant Director (Planning Services)

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

3. The garages hereby permitted shall be used only for the garaging of private motor vehicles and for no other purpose.

   Reason: To protect the character and amenities of the locality.

4. The flats hereby approved shall not be occupied until parking indicated on the approved plans has been provided. Thereafter, the parking spaces/garages shall only be used for the parking of vehicles in connection with the flats hereby approved.

   Reason: To ensure satisfactory parking provision in the interests of highway safety.

5. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced. The access details submitted shall incorporate all the recommendations of the Stage 1 Safety Audit submitted with the application.

   Reason: In the interests of highway safety.

6. Prior to the commencement of development precise details of the structural retaining walls for the basement parking areas shall be submitted to and approved, in writing, with the Local Planning Authority in consultation with the West Sussex County Council Highway Authority.

   Reason: To protect the adjoining highway from damage.

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.

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.

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9. 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.

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

11. 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 any to be retained, together with measures for their protection during the course of development. 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 amenity and of the environment of the development.

12. 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended), the elevations of the building hereby permitted shall not be painted other than in a colour as may be submitted to and agreed in writing by the Local Planning Authority.

    Reason: In the interests of visual amenity.

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14. Prior to the commencement of development precise details of all sash windows and doors at a scale of 1:20 shall be submitted to and approved in writing with the Local Planning Authority. The submitted details shall indicate vertical sliding sash windows with details of materials and finishes. Thereafter the development shall proceed in accordance with the approved details.

Reason: In the interests of visual amenity.

15. The lower sash pane on all windows on the western and northern elevations of the building 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 properties.

16. Provision shall be made for combined aerial/satellite TV facilities to serve all flats within the development hereby permitted.

Reason: In the interests of visual amenity.

17. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have 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 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.

18. 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.

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.

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19. Prior to the occupation of the flats hereby approved the flood defence measures indicated in the Flood Risk Assessment accompanying the application shall be implemented and retained at all times.

Reason: To protect the development from the risk of flooding.

20. Prior to the commencement of development precise details of finished floor levels and ground levels in relation to a nearby datum point shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved levels.

Reason: To protect the development from the risk of flooding and in the interests of visual amenity.

21. Prior to the commencement of development details of cycle parking and refuse/recycling facilities within the basement parking area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control the development in detail and to ensure a sustainable development in terms of transport and waste disposal.

22. Prior to the commencement of development details of a wheel washing facility shall be submitted to and approved in writing with the Local Planning Authority. Thereafter, the approved facility shall be installed and retained during the course of construction to prevent mud being deposited onto the highway.

Reason: In the Interests of highway safety.

INFORMATIVES

1. The highway works will require the developer to enter into and complete a Section 278 Agreement with the County Council Highway Authority before the commencement of development. In addition, the developer or relevant contractor should submit a Traffic Management Plan to the Highway Authority, the content of which must be agreed in writing prior to the commencement of development.

2. 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

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
CH7 - Archaeology
DEV1 - High Quality Development
DEV3 - Infrastructure requirements

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.