Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0804/FULL

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

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL:	Removal of existing conservatories and erection of single storey extension to flats 3 and 4 to facilitate creation of 3 No. self contained 1 bed flats and 1 No. self contained studio flat at ground floor (first and second floor layouts unaffected, total No. of units remains at 7)
LOCATION :	Flat 3 and Flat 4 27 Oxford Road Worthing
DATE REGISTERED	10th September 2010
APPLICANT :	Tatrati Investment Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved Drawings 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Cont.....

Dated : 2nd November 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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:-

   Drawing titled OS Sitemap dated and deposited 10th September 2010;
   Drawing titled Block Plan dated and deposited 10th September 2010;
   Drawing No. 10/600/02 Rev B dated and deposited 29th October 2010; and
   Drawing No. 10/600/03 Rev A dated and deposited 29th October 2010.

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

3. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) 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 it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: The site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this. This is required in accordance with saved Worthing Local Plan Policy RES7 and PPS23: Planning and Pollution Control.

4. The materials and finishes to be used in the construction of the external surfaces of the extension hereby permitted shall match those of the adjoining parts of the recipient building upon which it is to be attached. The development hereby permitted shall not be built out on site unless in strict conformity with the approved details.

   Reason: In the interests of visual amenity in accordance with saved Worthing Local Plan Policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

Cont.....

5. No development, including site works of any description, shall take place on the site unless details of the protection measures for the trees existing on the site at the date of this permission have been submitted to and agreed in writing by the Local Planning Authority, including a fence erected around any tree retained on the site at a distance as agreed by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off area they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left un-severed. No development shall take place unless in strict adherence to the approved details throughout the entire period of demolition and construction work on the site.

The development hereby permitted shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority of soft landscape works, which shall include comprehensively planted private and communal areas and introduction of on site measures in line with the Government's "grow your own" campaign, including a communal composter and planters forward of the flat 2 front bay window. All soft landscape works shall be carried out in strict accordance with the approved details prior to the occupation of any part of the development. Any trees or plants which, within a period of five 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 approval to any variation.

The burning of materials obtained by site clearance or from any other source through construction work shall not take place within 6 metres of the furthest extent of the canopy of any tree to be retained on the site or on land adjoining.

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.

6. Notwithstanding the submitted plans, the development hereby permitted shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority of hard landscape works which shall include specifications of the materials and finishes of the rebuilt Oxford Road front entrance pillar, patios, and paths. Such details shall demonstrate the hard surfaces are constructed in a permeable or porous manner. All hard landscape works shall be completed on site in strict accordance with the approved details prior to the occupation of the dwellings hereby permitted.

Reason: In the interests of residential amenity of future occupiers, visual amenity, and of the environment of the development in accordance with saved Worthing Local Plan Policies H18, BE1 and TR9.

Cont.....

7. Notwithstanding the submitted plans the dwellings hereby permitted shall not be occupied until the car park spaces have been laid out on the site, with the details of their respective allocations to be agreed by the Local Planning Authority (the arrangement shown on the submitted plans being unacceptable). Those respective allocations shall be demarked out on the land and made available for use in accordance with the approved details. The car parking facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

   Reason: In the interests of the amenities of future residents, 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.

8. No development shall commence unless details of the external boundary and internal plot boundary treatments has been submitted to and approved in writing by the Local Planning Authority and the agreed details shall be completed out on site prior to the occupation of the dwellings hereby permitted and maintained as such thereafter to the satisfaction of the Local Planning Authority.

   Reason: In the interests of living conditions of future occupiers, visual and neighbour amenity, and of the environment of the development, in accordance with saved Worthing Local Plan Policies H18 and BE1.

9. The dwellings hereby permitted shall not be occupied until the cycle storage facilities have been constructed out on site in accordance with the approved drawings and details to be agreed by the Local Planning Authority on the external materials and finishes of those facilities and the method of opening, and made available for use. These cycle storage facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

   Reason: To make available for future occupiers an alternative means of transport other than the motor car in accordance with PPG13: Transport.

10. The dwellings hereby permitted shall not be occupied until household waste storage facilities, rotary driers, and water butts have been provided on site in accordance with the approved drawings and made available for use. These facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

    Reason: In the interests of visual amenity, hygiene, and to safeguard the residential amenities of neighbours and future occupiers in accordance with saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

Cont.....

11. Notwithstanding the submitted plans, prior to the occupation of the dwellings hereby permitted additional security lighting shall be installed at the entrance to and within the communal landscaped area and the communal bike and bin stores (the amount of security lighting shown on the plans being insufficient). No security lighting shall be provided on site unless in accordance with details first submitted to and approved in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of the future occupiers of the dwellings in accordance with saved Worthing Local Plan Policy H18.

INFORMATIVES

Reason for approval

1. The site is in a sustainable location within the urban area. It has been successfully demonstrated the proposal meet the tests set out in Planning Policy Statement 3: Housing. The scheme is of satisfactory design. The impact on neighbours surrounding the site and the amenities of the local area more generally is likely to be modest, especially given the small increase in traffic generation. On this basis, the planning application was considered acceptable and granted conditional consent and conforms with saved Policies BE1, H13, H16, H18, RES7, RES9 and TR9 of the Worthing Local Plan.

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.