Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0298/FULL

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

Elizabeth Lawrence Ltd
Woodend
Water Lane
Storrington
West Sussex
RH20 3LY

PROPOSAL: Construction of two detached dwellings on land rear of 44 Pavilion Road with access road and carport for three cars. (WB/07/1563/FULL refers)

LOCATION : 44 Pavilion Road Worthing

DATE REGISTERED 17th March 2008

APPLICANT : Courtley 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. WT/PR/01/A; WT/PR/04; WT/PR/05; WT/PR/06 and Site plan (Rev. A), 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.

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Dated : 6th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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 dwellings and carport 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwellings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of residential and visual amenity.

4. 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.

5. The development hereby permitted shall not commence until details of the materials to be used for surfacing the driveway and car parking facilities have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity.

6. 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.

   Reason: In the interests of highway safety.

7. No dwelling shall be occupied until the parking spaces within the car port and turning area shown on the approved plans have been provided and constructed. The parking facilities and turning area so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

   Reason: To ensure that adequate provision is made for parking and turning of vehicles within the site.

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8. The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

9. The dwellings shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of highway safety.

10. The dwellings hereby approved shall not be occupied until the proposed cycle store shown on the approved plan has been provided and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle store so provided shall not be used for any purpose other than the storage of cycles.

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

11. The access to the proposed dwelling shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These splays shall be 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the above-mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

Reason: In the interests of highway safety.

12. The dwellings hereby approved shall not be occupied until such time as the access has been widened and the passing places provided in accordance with the approved drawings. Once provided the passing places shall be retained for their intended use.

Reason: In the interests of highway safety.

13. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

(i) the submission of a scheme for the investigation of potential ground contamination;

(ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

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(iii) the completion of a site investigation in accordance with any scheme as may be agreed;

(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

14. The windows in the north and south side walls of the dwellings 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 property.

15. 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 constructed in the walls or roof slopes of the dwellings hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

16. Before any of the dwellings hereby permitted are occupied, dustbin and recycling enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development and the amenities of the area.

17. 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 dwelling 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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WB/08/0298/FULL

INFORMATIVES

1. The proposed development is within the built up area and would help meet the need for additional 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.

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
H18 - Amenity of Residents
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

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
LOC1 - Locational strategy
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.