Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0944/FULL

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

Michael Cook Associates
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11 Goring Road
Worthing West Sussex
BN12 4AP

PROPOSAL: Demolition of existing building and redevelopment with 1 x 1 bedroom flat and 9 x 2 bedroom flats (10 units) including 4 car parking spaces and bin and cycle stores.

LOCATION : 36 Wordsworth Road Worthing

DATE REGISTERED 10th September 2007

APPLICANT : Worthing Homes Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5013/01/E; 5013/02/A; 5013/03/C and 5013/04, 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 new and improved and/or repaired sections of boundary wall fronting Nursery Lane and Southey Road; and the new sections of flint boundary wall enclosing the new access onto Rowlands Road, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such new and improved/repaired walls as may be agreed have been erected.

   Reason: In the interests of amenity.

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Dated : 10th December 2007

Assistant Director (Planning Services)

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

3. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

4. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the flats hereby approved being occupied.

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

5. The building 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.

6. The access to the proposed site shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of the access in accordance with the details shown on the approved plan no. 5013/04. 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.

7. The dwellings shall not be occupied until the existing access to the site from Southey Road has been stopped up permanently and obliterated and the kerb-line re-instated to the satisfaction of the Local Planning Authority.

   Reason: In the interests of highway safety.

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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.

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gates, fences, walls of other means of enclosure shall be erected or constructed, other than as agreed under condition 2 of this permission, unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual amenity.

11. 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.

12. 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 the retention of the existing trees and boundary hedges as shown on the approved plan no. 5013/01 REV. E, 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.

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Details of the hard landscaping scheme shall include details of the permeable paving to the parking bays shown on plan no. 5013/01 REV. E. The paving shall be permeable to air and water and shall be provided by means of a 'hand-dig' construction in accordance with details to be submitted to and approved in writing by the Local Planning Authority. All hard landscaping as approved 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.

13. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected in accordance with an agreed Tree Protection Plan as recommended in BS : 5837 : 2005 which shall be approved in writing by the Local Planning Authority.

Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

14. 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.

15. The development hereby permitted shall not commence unless and until detailed drawings showing the design, construction and materials of the porches and parapet bay windows (including the construction detail showing the parapet wall in relation to the eaves/soffit of the main roof) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the porches and parapet bay windows shall be carried out in accordance with the agreed details.

Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

16. The development hereby permitted shall not commence unless and until precise details of the design, construction and materials of the decorative moulding (including rustication, string course, coved dentil banding and 'key' stones) shown on the approved drawing 5013.02 Rev. A have been submitted to and approved in writing by the Local Planning Authority. Thereafter the decorative moulding shall be carried out in accordance with the agreed details.

Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

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17. The windows (in all elevations) at ground and first-floor level in the building hereby permitted shall consist of vertical sliding sashes in accordance with details to be submitted to and approved in writing by the Local Planning Authority showing the proportions of the frame, the arrangement of glazing bars, the set-back of the frames from the wall face and the window cills. Thereafter the windows shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

18. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted.

    Reason: In the interests of visual amenity.

19. Before any of the dwellings hereby permitted are occupied, dustbin 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.

20. This permission relates to the amended plans 5013/02A and 5013/03C received on 12th November 2007 and 5013/01E and 5013/04 received on 27th November 2007 and not to the plans originally submitted.

    Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

21. Before any of the dwellings hereby permitted are occupied, low level external lighting to the communal areas shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of amenity.

22. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

    Reason: To prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal.

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23. If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

24. Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters.

25. 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 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.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the representations received from third parties and responses to consultations. 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. The development 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 saved policies of 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:

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Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
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
ERA2 - Nature Conservation
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.