Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0230/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: Revised planning application for the demolition of existing dwellings (Woodlands and Whits End) and the erection of two buildings comprising of 14 no. 2 x bedroom apartments, 14 no. car barns, 6 parking spaces for visitors, refuse and cycle storage and associated communal amenity space and landscaping. (WB/07/1301/FULL refers).

LOCATION : Woodlands Durrington Hill Worthing

DATE REGISTERED 10th March 2008

APPLICANT : J W Stratton Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site Location Plan 1:1250 and Drawing Nos. 5113/01B, 02B, 03B, 04B, 05B, 06B, 07B and 08B, 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 : 2nd June 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 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.

3. Prior to any development details of the intended colour for the weatherboarding shall be submitted in writing to the local Planning Authority for approval. Only such details as approved shall be implemented prior to first occupation.

   Reason: In the interest of the appearance of the area.

4. 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.

5. No dwelling shall be occupied until the parking spaces and garages shown on the approved plans have been provided and constructed. The parking facilities and garages so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

6. 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.

7. The buildings shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than as a turning area.

   Reason: In the interests of highway safety.

8. The gradient of the access shall not be steeper than 1 in 30 for a distance of 10 metres from the nearside edge of the existing public carriageway.

   Reason: In the interests of highway safety.

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9. The access to the proposed site shall not exceed 4.1 metres in width and 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:-

(1) 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(2) (a) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Hammond Drive.

(b) A line 45 metres long to the west side of the access only measured along the nearer edge of the carriageway of Hammond Drive, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay areas have been provided. Thereafter, the said sight lines and 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.

10. The buildings 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.

11. The buildings shall not be occupied until all existing access(es) to the site (other than the access hereby approved) have been stopped up permanently and obliterated.

Reason: In the interests of highway safety.

12. The development shall not be occupied until a footway has been constructed around the northern boundary of the site linking the existing footway on Durrington Hill into Hammond Drive as generally indicated on drawing 5113/01B, details of which to be submitted in writing to the Local Planning Authority for approval in consultation with the local Highway Authority.

Reason: In the interest of pedestrian and road safety.

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13. 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.

14. 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.

15. 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.

16. During the construction wheel washing prior to all vehicles leaving the site shall be implemented the details of which shall be submitted in writing to the Local Planning Authority for approval prior to any work commencing on site. Such details as approved shall be implemented throughout the works.

    Reason: In the interest of road safety and neighbouring amenity.

17. 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.

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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.

18. Details of all external lighting shall be submitted in writing to the Local Planning Authority for approval prior to its erection. Only such details as approved shall be installed prior to first occupation and thereafter maintained.

Reason: To protect neighbouring amenity.

19. 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.

20. 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 by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing 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 within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

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

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21. Construction within the root protection area of trees covered by Tree Preservation Order must be based on no dig principles, details of which must be submitted in writing to the Local Planning Authority prior to any development on the site. Those agreed details shall be implemented at all times during construction.

Reason: In the interest of the trees and the appearance of the area.

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 in consultation with Southern Water. The drainage works shall be completed in accordance with details and timetable agreed prior to first occupation and thereafter retained.

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

23. If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, this must be investigated. The Local 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 and the timetable for doing so agreed.

Reason: The site lies in a very sensitive groundwater area and development could mobilise pollution.

24. Occupation of dwellings will not occur until the Local Planning Authority is satisfied that the necessary infrastructure capacity is available to adequately service the development. This decision will be reached in consultation with Southern Water.

Reason: In the interest of local water resources.

25. Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure the proposed development is satisfactorily drained.

26. Prior to installation details of doors, windows, entrance porches, balconies and car barns shall be submitted in writing to the Local Planning Authority for approval. Only such details as agreed shall be installed prior to first occupation and thereafter maintained.

Reason: In the interest of the visual appearance of the buildings and the area.

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INFORMATIVES

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
BE25 - Environmental Areas of Special Character
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
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
NE13 - Transport
NE14 - Walking, cycling and mobility

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.