Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0226/FULL

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

Gerald Moore
Gerald Moore RIBA
1 Exmoor Crescent
Worthing
West Sussex
BN13 2PL

PROPOSAL: Proposed 4 bedroom chalet style dwelling to the rear of 126 Broadwater Street West with access running to side of No.126, together with detached garage, parking and turning on site.

LOCATION : 126 Broadwater Street West Worthing

DATE REGISTERED 22nd March 2010

APPLICANT : Beaufort Building 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. 939/10/P/01, 939/10/P02A and 939/10/EW/02 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.

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Dated : 14th May 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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: In the interests of environmental protection and public safety and to comply with policies CC1 and NRM2 of the South East Plan.

3. No dwelling shall be occupied unless and until a suitable certificate from an accredited assessor has been submitted to and approved by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or any equivalent successor.

Reason: To ensure the development optimises the potential for sustainable design and construction having regard to South East Plan policies CC2, CC3 and CC4 and PPS1 'Supplement on Climate Change'.

4. 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.

agreed 11/8/10

Reason: In the interests of highway safety and visual amenity.

5. 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.

agreed 11/8/10

Reason: In the interests of highway safety and visual amenity.

6. 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 Mondays to Fridays such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. and on Saturdays such work shall only be implemented between the hours of 8.00 a.m. and 12 noon.

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

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7. 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.

8. 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.

9. Before development commences, there shall be submitted to and approved in writing by the Local Planning Authority details of the following:

(i) Protective measures to the roots of the protected trees on the adjoining land, Lamorna Grove, adjacent to the proposed development;

(ii) Any replacement fencing adjacent to the protected trees at Lamorna Grove in connection with the development; and

(iii) Any necessary works to the protected trees on the adjoining land, Lamorna Grove, adjacent to the proposed development.

Reason: To safeguard the character and visual amenities of the area and in the interests of the amenities of the occupiers of the adjacent flats in Lamorna Grove.

10. Precise details of the vehicular access, including visibility splays, shall be submitted to and agreed in writing with the Local Planning Authority before development commences and the building shall not be occupied until the vehicular access has been implemented in accordance with the agreed details. Thereafter the access shall be retained and kept free from obstruction in accordance with the approved details.

Reason: In the interests of highway safety.

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11. Notwithstanding the details shown in the approved drawings, details of the parking and turning facilities shall be submitted to and agreed in writing by the Local Planning Authority and provided prior to occupation of the dwelling hereby approved.

agreed 14/7/10

Reason: In the interests of highway safety and amenity.

12. The development hereby permitted shall not commence until details of the materials to be used for surfacing the 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.

13. The building 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.

14. 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 dwelling hereby approved being occupied.

agreed 14/7/10

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

15. Before the dwelling hereby permitted is occupied, dustbin enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

agreed 14/7/10

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

16. 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.

agreed 11/8/10

Reason: In the interests of amenity.

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17. The windows in the south east (side) elevation of the building hereby approved shall be obscure glazed and non-opening except that part which is above 1.7 metres above the floor of the room in which it is installed and 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 prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building 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 amenity.

19. 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 approved dwelling 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.

20. No development shall commence unless and until details of the cill heights of rooflight windows hereby approved have been submitted and approved in writing by the Local Planning Authority, or within such extended period as may be agreed in writing.

agreed 14/7/10

The development shall not be built other than in full accordance with any such approval and shall be retained thereafter.

Reason: To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.

INFORMATIVES

1. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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2. Reason for approval

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. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H18, TR9) and the South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, T4, SCT5).

3. 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 South East Plan 2009 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
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC2 - Climate Change
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H2 - Managing the Delivery of the Regional Housing Provision
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM11 - Development Design for Energy Efficiency and Renewable Energy
T4 - Parking

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.