Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0107/FULL

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

Derek Scoble RIBA
Dukes Offices
11 White Horse Square
Steyning
West Sussex
BN44 3GQ

PROPOSAL: Construction of a terrace of 4 new dwellings at the rear of No. 37 and 39 Chesswood Road with access, parking and landscaping.

LOCATION : 37 Chesswood Road Worthing

DATE REGISTERED 12th February 2008

APPLICANT : Mr Simon Gamble

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2006/12A/10, 2006/12A/11 and 2006/12A/12, 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 : 7th April 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 scheme for protecting the proposed dwellings from railway noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

3. The upper floor windows on the west and east flank elevations of the terrace hereby permitted shall be obscure glazed and non-opening other than by louvres 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.

4. Notwithstanding the provisions of the town and Country Planning Act 1990 GPDO 1995 as amended, no TV satellite dish shall be mounted on the terrace other than a single aerial providing combined facilities for the flats hereby permitted.

   Reason: In the interests of visual amenity.

5. Before any of the dwellings hereby permitted are occupied, facilities for refuse storage and enclosures for domestic waste recycling and composting 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.

6. 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 formed in the upper floors of the west or east elevations of the new terrace 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.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

   Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development

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8. No new dwelling hereby permitted shall be occupied until all of the additional amenity space shown on the submitted plans has been provided to the written satisfaction of the Local Planning Authority.

Reason: To ensure adequate amenity space for the benefit of future occupiers.

9. The development hereby permitted shall not be built other than in accordance with Level 3 or higher of The Government's Sustainable Homes Code and no dwelling shall be occupied unless and until a certificate from a suitably accredited assessor confirming compliance has been supplied to and approved by the Local Planning Authority; and

Reason: To ensure a high level of sustainability, in particular to improve the energy efficiency of the building and minimise greenhouse gas emissions reduce demands on natural resources and waste generation and enhance wildlife habitats in accordance with Saved West Sussex Structure Plan policies DEV1 and ERA2 and Government Policy in PPS1: Delivering Sustainable Development - Climate Change Supplement.

10. Notwithstanding the submitted drawings, the development shall not commence unless and until details of the arrangements for parking and turning of vehicles on the site have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

Reason: To ensure the service and parking needs of the development are met in an efficient and environmentally accepted manner.

11. 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 and boundary treatment , 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.

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12. The access from the site to the public highway and driveway to the rear terrace 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 and the access width shall not exceed 4.1 metres in width.

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

13. 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 buildings 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.

14. No dwelling shall 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 in respect of surface water drainage from the site.

    Reason: In the interests of sustainable drainage and to minimise flood risk.

15. The development shall not commence unless and until details of the following architectural features have been submitted to and approved in writing by the Local Planning Authority, suitable details of:

    (1) external windows,
    (2) external doors,
    (3) porches,
    (4) dormers,
    (5) rainwater and roof valley details,
    (6) boundary treatments.

    The development shall not be built other than in full accordance with any such approved details.

    Reason: In the interests of visual amenity.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no dwelling in the rear terrace shall 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 visual and neighbour amenity

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17. Notwithstanding the submitted drawings, the finished floor level of the cottages shall not be less than 5.2mAOD.

Reason: To minimise the risk of and harm from flooding to the development in accordance with Saved Worthing Local Plan policy H18 and Saved West Sussex Structure Plan policies DEV1 and ERA4 and Government policy in PPS25: Development and Flood Risk.

18. 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.

19. 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.

20. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

21. 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.

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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
H18 - Amenity of Residents
TR9 - Parking Requirements for Development
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure

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

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.