Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1526/FULL

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

Andrew Steven Troullos
17 Upper Brighton Road
Worthing
West Sussex
BN14 9HY

PROPOSAL: Formation of a vehicular access and hardstanding.

LOCATION : 156 South Farm Road Worthing

DATE REGISTERED 14th December 2007

APPLICANT : Andrew Steven Troullos

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the plans deposited on 14th December 2007, 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. 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.

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Dated : 6th February 2008

Assistant Director (Planning Services)

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

3. The off street parking area shall not be brought into use 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.

4. The development hereby permitted shall not be constructed or brought into use until provision has been made within the site in accordance with details of a Sustainable Urban Drainage System, which shall include soft landscaping and porous surface materials 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, the environment and visual amenity.

5. The access hereby permitted shall be centred within the front boundary of the site, shall not exceed 4.5 metres in width and shall be laid out to provide pedestrian 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 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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WB/07/1526/FULL

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.