Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0227/ARM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

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

PROPOSAL: Application for Approval of Reserved Matters (appearance, landscaping, layout) following Outline Approval of WB/09/0370/OUT for the construction of a detached bungalow and garage at rear.

LOCATION : 126 Broadwater Street West Worthing

DATE REGISTERED 22nd March 2010

APPLICANT : Mr M Mullany

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/EW/01 and 939/10/P/04 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT APPROVAL OF RESERVED MATTERS subject to the following conditions:-

1. 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

Cont.....

Dated : 17th May 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

(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.

2. 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.

3. Notwithstanding the parking and turning area shown in the plans, approval is not granted for the parking and turning layout as indicated. Revised details of parking facilities to provide adequate turning shall be submitted to and agreed in writing with the Local Planning Authority and provided prior to occupation of the dwelling hereby approved, and thereafter retained.

4. Notwithstanding condition 15 of outline approval WB/09/0370/OUT, no work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays and 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.

INFORMATIVES

1. This decision notice must be read in conjunction with the outline planning permission WB/09/0370/OUT and conditions 1-17 of that permission which also apply.

2. 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.

3. 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 cont conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H18, TR9) and South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, T4, SCT5)

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4. 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

CC1 - Sustainable Development
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
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
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.