Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0997/FULL

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

Mr Gregor Speed
Accord Architecture
Graham House
Pannells Court
Guildford
Surrey
GU1 4EY

PROPOSAL: Proposed single storey, two storey, first floor and conservatory extensions to provide improved circulation, additional communal space and increase numbers to 32. (Re-submission of previously withdrawn application WB/09/0371/Full).

LOCATION : Longacre Rest Home 12 - 14 Chute Way Worthing

DATE REGISTERED 26th November 2009

APPLICANT : Mr R Doorga

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. PL.1100 Rev. A deposited 26/11/09, PL.1102 Rev. A deposited 18/12/09, PL.1101 Rev. A deposited 26/11/09, PL.1200 Rev. C deposited 18/12/09, PL.1201 Rev. C deposited 18/12/09, PL.1203 deposited 04/02/10, PL.1202 deposited 04/02/10, PL. 1305 Rev. A deposited 18/12/09, PL.1300 Rev. C deposited 18/12/09, PL.1304 Rev. B deposited 18/12/09, PL.1302 Rev B deposited 18/12/09, PL.1303 Rev B deposited 18/12/09 and PL.1301 Rev B deposited 18/12/09 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 : 16th February 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the extensions (including front dormers), access ramps, and front boundary walls hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the materials and finishes so approved shall be used in the construction of the extensions, ramps, and boundary walls.

   Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a development of visual quality.

3. The units of accommodation hereby permitted shall not be occupied unless and until the staff, visitor, and healthcare worker parking spaces and pedestrian routes as shown on the submitted plans have been provided, laid out, surfaced, drained, and allocated on site in accordance with the approved plans, and unless and until the front boundary garden walls are built out in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of the vehicles so allocated to staff, visitors, and healthcare worker and the pedestrian routes and ambulance parking space kept free of obstructions, and maintained as such thereafter to the satisfaction of the Local Planning Authority.

   Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highway and ensure the free flow of pedestrians within the site.

4. The units of accommodation hereby permitted shall not be occupied unless and until the 2 no. staff cycle stands as shown on the submitted plans have been constructed and provided on site in accordance with the approved plans to allow for the securing of four cycles, and unless and until details of the reposition of the 1 no. visitor cycle stand to allow for the securing of two cycles has been submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the storage of cycles so allocated to staff and visitors, and maintained as such to the satisfaction of the Local Planning Authority.

   Reason: To ensure that a sustainable alternative means of transport other than the private car is made available

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5. No development shall take place unless and until there has been submitted to, and approved in writing by, the Local Planning Authority, a soft and hard landscaping scheme, the details of which shall include replacement planting for the trees indicated to be removed on the approved Tree Survey drawing no. PL.1101 Rev A deposited 26/11/2009. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of the development hereby permitted, 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.

   Reason: In the interests of amenity, the privacy of adjoining residents, and of the environment of the development.

6. This permission relates to the plans as submitted and amended by substitute plans dated 26/11/2009, 18/12/2009 and 04/02/2010.

   Reason: For the avoidance of doubt and because the original proposal was considered unacceptable by the Local Planning Authority.

7. 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 amenity in accordance with Planning Policy Statement 23: Pollution Control.

8. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the units of accommodation hereby permitted are occupied. Development shall be carried out in accordance with the approved details.

   Reason: To safeguard the amenities of nearby residents.

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9. No development, including site works of any description, shall take place on the site unless and until a method statement carried out by a qualified Arboriculturist and pertaining to details of measures to be implemented for the protection of the TPO Monterey Pine on site, (identified as T1 on the Tree Survey drawing no PL.1101 Rev A deposited 26/11/2009), has been submitted and approved in writing by the Local Planning Authority and unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a protective fence to be approved by the Local Planning Authority 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 thereon without the prior written approval of the Local Planning Authority. 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 25mm or more shall be left unsevered. Site works shall only be carried out in full accordance with the agreed Method Statement and protective fencing details.

   Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area and screen serving to protect adjoining residents.

10. Notwithstanding the plans and information submitted, the units of accommodation hereby permitted shall not be occupied unless and until the covered bin store has been constructed and provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the storage of bins and maintained as such to the satisfaction of the Local Planning Authority.

    Reason: In the interests of hygiene and to safeguard on-site parking provision.

11. The first floor window on the south elevation of the rear dormer extension hereby permitted serving bedroom No. 28 shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

    Reason: To protect the amenities and privacy of the adjoining property.

12. The flat roof areas of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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

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13. The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

14. The units of accommodation hereby permitted shall not be occupied unless and until the close boarded fencing to the shared north site boundary is installed on site to a height of at least 1.8 metres and shall be maintained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the privacy of the adjoining property.

INFORMATIVES

1. The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc during this period could lead to an offence under the act.

2. This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc.) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

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WB/09/0997/FULL

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
CC1 - Sustainable Development
CC3 - Resource Use
CC5 - Supporting an Ageing Population
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
H6 - Making Better Use of the Existing Stock
NRM10 - Noise
S1 - Supporting Healthy Communities
S2 - Promoting Sustainable Health Services
SCT1 - Core Strategy
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
SP4 - Regeneration and Social Inclusion
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.