Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0732/FULL

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

Saville Jones Architects
74 Victoria Road
Worthing
West Sussex
BN11 1UN

PROPOSAL: Demolition of existing building and construction of new building comprising 22 flats in part three and a half storey, two and a half, two and one storey buildings including car parking for ten spaces and landscaping.

LOCATION : 12 Littlehampton Road Worthing

DATE REGISTERED 7th September 2009

APPLICANT : Worthing Homes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 0801/AL/(0) 01A, 02, 03, 05C, 06B, 04B, Design and Access Statement and Daylight and Sunlight Report 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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[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

Dated : 30th November 2009

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 noise from Littlehampton Road 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. Notwithstanding the General Permitted Development Order (or subsequent amendments), no TV aerial or satellite dish or other antennae shall be installed on the outside of any building other than a communal facility as agreed in advance by the Local Planning Authority and this shall not be altered subsequently without prior approval from the Local Planning Authority.

   Reason: In the interests of visual amenity.

4. Prior to the flats hereby approved being occupied, the refuse and domestic waste recycling facilities shown on the approved plans shall be provided and retained thereafter.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to minimise landfill.

5. 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.

6. No dwelling shall be occupied unless and until provision for the amenity space has been made in accordance with the Local Planning Authority's approval. (See Condition 17).

   Reason: To ensure satisfactory amenity space for future occupiers.

7. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

   (i) the submission of a scheme for the investigation of potential ground contamination;

   (ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

   (iii) the completion of a site investigation in accordance with any scheme as may be agreed;

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(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

8. The development shall not be occupied unless and until a suitable certificate from an accredited Assessor has been received by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the governments Sustainable Homes Code or the equivalent of any successor.

Reason: To ensure the development optimises the potential for sustainable design.

9. No dwelling shall be occupied until the parking spaces shown on the approved plans have been provided. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

10. No dwelling shall be occupied unless and until the cycle parking facilities shown in the approved plans have been provided and shall be retained thereafter.

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

11. The building shall not be occupied until the vehicular access to the site has been laid out and constructed in accordance with the approved drawings, including sightlines as provided for. The sightlines shall be maintained thereafter and no vegetation or structure shall be placed within the said sightlines which is more than 0.6 metres tall, unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

12. The development shall not commence unless and until details of the surface water drainage for the development have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

Reason: To ensure satisfactory surface water drainage.

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13. 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.

14. 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.

15. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction and wheel washing of construction vehicles has been submitted to and agreed in writing by the Local Planning Authority, in accordance with BRE: DTI Control of dust from construction and demolition activities: BRE: 465, as appropriate. 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 in accordance with Saved Worthing Local Plan Policies H18 and RES7.

16. 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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17. Notwithstanding the submitted drawings, 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. The landscaping scheme shall include a scheme for the surfacing of the drying area at the northern end of the site; rear gardens of the flats and the design and surface treatment/materials of all external pedestrian and vehicular circulation areas, (parking, turning areas and paths). This shall give pedestrians priority within the whole of the rear part of the development.

Reason: In the interests of amenity and of the environment of the development and highway safety.

18. 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.

19. The development shall not commence unless and until architectural details have been submitted to and approved by the Local Planning Authority. These shall include details of:-

a) main entrance and canopy and porches;
b) external windows, doors and juliet balconies and louvres;
c) dormers;
d) eaves and bargeboards;
e) roof hips and ridges;
f) brick string courses and kick-out on render;
g) fins and corbels;
h) rainwater goods and external metre boxes, flues and cables associated with utilities;
i) vehicular access undercroft soffit and walls.

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

Reason: In the interests of visual amenity.

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20. The development shall not commence unless and until details of the boundary treatment including railings, wall, gates and piers have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.

Reason: In the interests of visual amenity.

INFORMATIVES

1. Reasons for Approval

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
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES7 - Control of Polluting Development
RES9 - Contaminated Land
RES12 - Provision of Infrastructure
S12 - Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

South East Plan 2009

CC2 - Climate Change
CC3 - Resource Use
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
CC7 - Infrastructure and Implementation
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM4 - Sustainable Flood Risk Management
SCT1 - Core Strategy
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
SP4 - Regeneration and Social Inclusion
T2 - Mobility Management
T4 - Parking

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In summary the reasons for approval are that the principle of residential redevelopment was established in the recent permission, and, being a brownfield, sustainably located site, the relatively high density proposal optimises potential and accords with Government and Development Plan Policy. The provision of affordable housing and dwelling mix proposed also meets a pressing established need. the loss of commercial space is regrettable but acceptable in view of the moribund state of the centre and the site's peripheral location and history of vacancy, despite marketing, and its limited future prospects, otherwise. There are also significant compensating benefits from additional affordable housing.

The form of the proposal builds upon the strengths of the approved scheme's front block but improves upon the arrangement of the rear element and curtilage space. A high quality, contemporary piece of architecture would result which sits comfortably in the townscape, is sustainable designed and enjoys a real sense of place. Whilst the rear block is deeper than the approved scheme, this steps down in scale and, given the separation distances and physical circumstances, no unacceptable impacts would be suffered by the neighbours. Vehicular access arrangements reproduce the form of the approved scheme but the reduced parking provision is acceptable in view of the sustainable location, tenure and dwelling mix of the proposal and other available public car parking nearby and is consistent with Government policy. Identified archaeological interest is safeguarded by condition. A unilateral undertaking to secure the necessary development contributions to mitigate the additional pressure on local facilities generated by the development has been received.

As a result, the application is acceptable, subject to the conditions imposed and the unilateral undertaking.

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.

2. Development Contributions

This permission is the subject of a unilateral undertaking which covenants the developer (owner or successors) to pay the sums of £15,040 towards improvements to local transport facilities and £24,566 towards the upgrading of local outdoor recreation facilities upon first occupation of any flat.