Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0670/FULL

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

Mr M J O'Brien
61 Church Road
Worthing
West Sussex
BN13 1HB

PROPOSAL: Proposed three bedroom house attached to side of existing property.

LOCATION : 21 Boxgrove Worthing

DATE REGISTERED 9th July 2008

APPLICANT : Scorpio Property Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. BX/416/06/08 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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[redacted]

Dated : 9th September 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 be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

Reason: To maximise the opportunities for sustainable design in accordance with West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

3. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until such screen walls or fences as may be agreed have been erected.

Reason: In the interests of amenity.

4. 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.

Agreed 8/10/10

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

5. 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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6. No works shall commence until a scheme for landscaping to the frontage of the house hereby approved has been submitted and agreed by the Local Planning Authority in writing, or within such extended period as may be agreed in writing. 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.

7. The existing hedging to the southern boundary shall be retained for the duration of the development, or such alternative soft landscaping treatment as may be agreed in writing, and thereafter retained. Details of the method of protection for the existing hedging shall be submitted and agreed in writing with the Local Planning Authority before development commences and such measures shall be in place for the duration of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

8. agreed 6/10/10 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 dwelling 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.

9. Details of the cycle store shall be submitted to and agreed in writing with the Local Planning Authority before development commences or within such extended period as may be agreed in writing with the Local Planning Authority. The agreed facilities shall be provided before the dwelling is first occupied and thereafter retained for cycle storage purposes.

Reason: To provide for alternative modes of transport.

10. Before development commences, details of the facilities for storage of refuse and recycling are to be submitted and agreed in writing with the Local Planning Authority and those agreed facilities are to be provided before the dwelling is first occupied and thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

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11. Notwithstanding the details shown on the plans, revised details of the vehicular crossover retaining the disabled bays shall be submitted and agreed in writing with the Local Planning Authority before development commences, unless otherwise agreed in writing.

Reason: In the interests of highway safety.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost part of the dwelling which fronts any highway unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: To safeguard the character and visual amenities of the area.

13. Notwithstanding the provisions of Schedule 2 Part 1: Class A and Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no extensions, buildings or other enclosures shall be constructed without the prior consent of the Local Planning Authority in an application on that behalf.

Reason: In the interests of residential amenity.

14. The approved house shall not be occupied unless or until a matching chimney to that on No. 23 Boxgrove has been erected at the southern end of the new dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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WB/08/0670/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.