Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr S Rolison
PWP Architects
61 South Street
Havant
Hampshire PO9 1BZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0137/FULL

Details of Development
Amendment to house known as Unit 7 in NE corner of site 32 Hayling Rise in the context of approved scheme for Demolition of partially built block of flats and construction of 7 dwellings with associated access, car parking, and landscaping. Amendments include. South elevation - balconies simplified, additional central window to first floor window style amended. Bays only at ground floor level with revised glazing at basement level. West elevation - window style amended, balcony and railings simplified; East elevation - window style amended window replaced by a door, balcony and railings simplified and north elevation of building is no longer a retaining wall;: North elevation: Retaining wall removed abutting house and open patio created, new windows and doors to ground floor, new windows to first floor, with retaining wall resited to north and external steps also resited.

Location of Development
32 HAYLING RISE WORTHING WEST SUSSEX BN13 3AG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 10th March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/05/2011

Worthing Borough Council
Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposal makes minor changes to the design of the dwelling and its surrounds, following approval of WB/10/0137/FULL for the redevelopment of the wider site. The amendments would not materially harm the amenity of the neighbouring dwellings, nor unacceptably affect the appearance of the application. As such it accords with saved Worthing Local Plan Policies BE1 and H18 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified otherwise by any other condition attached to this permission:-

Drawing Nos:- 4794 1000-A, 4794 1309-F, 4794 1256-C, 4794 1115-A, 4794 1420-A and 4794 1111-F

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The development shall not be carried out other than in full accordance with the approved details submitted under planning permission WB/10/0137/FULL in respect of:

Condition 5: surface water drainage;
Condition 8; control of dust emissions during the construction of the approved development

Reasons: To ensure that the proposed development is satisfactorily drained within a sustainable manner and to ensure the risk from and impact of any flooding is minimal, in accordance with South East Plan Policy NRM3 and PPS25: Development and Flood Risk and Planning Policy Statement 1: Delivering Sustainable Development: Climate Change Supplement.

To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Worthing Local Plan Policies H18 and RES7.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the elevations listed below of the proposed dwelling without the prior permission of the Local Planning Authority in an application on that behalf:

a) First floor and roof, west elevation Unit 7;
b) First floor and roof east elevation Unit7.

Reason: To protect the amenities and privacy of the occupiers of the neighbouring properties in accordance with saved Worthing Local Plan Policy H18.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the following works shall not be carried out unless permission is granted by the Local Planning Authority in an application on that behalf:

a) The extension or alteration of the dwelling at Unit 7, including to roof;
b) The erection of any outbuildings in the curtilage space of Unit 7.

Reason: In the interests of visual and neighbour amenity in accordance with saved Worthing Local Plan Policies H18 and BE1.

06. 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 Monday to Saturday and 8.00 a.m. to noon on Saturdays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Worthing Local Plan Policies H18 and RES7.

07. Notwithstanding the submitted drawings, the dwelling of Unit 7 shall not be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. This shall include 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. It shall also include details of the design and layout of the internal courtyard. 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 visual and neighbour amenity and of the environment of the development, including bio-diversity in accordance with saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 3: Housing and PPS9: Planning For Biodiversity and Geological Conservation.

08. Notwithstanding the submitted drawings, no works shall commence unless and until a scheme for the external boundary and internal plot boundary treatments has been submitted to and approved in writing by the Local Planning Authority and the scheme shall not be built other than in accordance with any such approval and retained thereafter.

Reason: In the interests of visual and neighbour amenity and of the environment of the development, including bio-diversity and, in particular because the new wall by the hedge on the Woodland Avenue boundary would prejudice the future of the existing, important hedge. This is in furtherance of saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 3: Housing and PPS9: Planning For Biodiversity and Geological Conservation.