Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0373/OUT

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

Crescent Designs Ltd
Durston House
Chesterfield Road
Goring-By-Sea
West Sussex
BN12 6BY

PROPOSAL: Outline application for the erection of a 3 storey terrace of 4 x three bedroom and 2 x two bedroom houses utilising existing private drive access onto Salvington Road. (Resubmission of WB/06/1343/OUT and WB/07/1543/OUT).

LOCATION : 101 Salvington Road Worthing

DATE REGISTERED 4th September 2008

APPLICANT : Eden Ventures (Developments) Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 08023-LOC Rev. A, 08023-01 Rev. A, 08023-10 Rev. A, 08023-15 Rev. A, 08023-16 Rev. A, 08023-20 Rev. A, 08023-21, 08023-22, 08023-25 Rev. A, 08023-30 Rev. A, 08023-31 Rev. A, 08023-32 Rev. A, 08023-33 Rev. A, 08023-40 Rev. A, 08023-41 Rev. A and 08023-42 Rev. A which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Approval of the details of the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

   Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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Dated : 17th November 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Procedures) (Amendment) (England) Order 2006.

2. 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. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

Reason: In the interests of amenity.

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

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

4. The building shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than as a turning area.

Reason: In the interests of highway safety.

5. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

Reason: In the interests of highway safety.

6. The building shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of highway safety.

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7. 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.

8. 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), none of the dwellings hereby approved shall be extended, altered or changed in any way with specific reference to doors, porches and windows (including the approved colours of doors, porches and windows) unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: To respect the design and integrity of the architectural form.

10. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. 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.

11. 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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12. 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 and these shall not be changed without the written permission of the Local Planning Authority.

    Reason: To achieve a high quality building and retain its unaltered appearance for the future.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended), the elevations of the building hereby permitted shall not be painted other than in a colour as may be submitted to and agreed in writing by the Local Planning Authority.

    Reason: In the interests of visual amenity.

14. Precise details of chimneys, eaves, dormer windows, other windows, doors and canopies shall be submitted to and agreed in writing with the Local Planning Authority.

    Reason: Insufficient details submitted with the application.

15. 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 any elevation or roof plane of the dwellings without the prior permission of the Local Planning Authority in an application on that behalf.

    Reason: To protect the amenities and privacy of the occupiers of adjoining properties and to protect the integrity of the design.

16. Provision shall be made for a combined aerial facility to serve the development. No individual aerial systems shall be erected on the building without the written consent of the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual amenity and to protect the appearance of the building.

17. Before any of the dwellings hereby permitted are occupied the dustbin storage building shall be provided in accordance with the approved details.

    Reason: To safeguard the appearance of the development and the amenities of the area.

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18. Before any of the dwellings hereby permitted are occupied the cycle storage building shall be provided in accordance with the approved details.

Reason: To ensure that a sustainable transport facility is provided for residents.

19. 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.

20. 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 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 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.

21. The windows in the east and west flank elevations of the building hereby permitted shall be obscure glazed and non-opening and they 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 protect the amenities and privacy of the occupiers of the adjoining properties.

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:

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WB/08/0373/OUT

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land

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.