Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0372/OUT

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

Mr M Geater
104 Wallace Avenue
Worthing
West Sussex
BN11 5QA

PROPOSAL: Outline application for the erection of 2 No. two storey detached houses with double garages and access from Longlands. (Renewal of previously approved outline application WB/05/0316/OUT).

LOCATION : Land rear of 50 - 52 First Avenue Worthing

DATE REGISTERED 4th April 2008

APPLICANT : Mr M Geater

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Drawings deposited on 4th April 2008, 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 layout, scale, appearance, access arrangements and 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.

   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.

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Dated : 29th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

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 approval is hereby granted to the layout of the site as indicated on the supportive illustrative drawings submitted with the application.

Reason: The application is expressed to be an Outline and the Local Planning Authority wishes to reserve control over these matters in the interests of amenity and the environment of the development.

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

Reason: In the interests of amenity.

4. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be 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 within such areas. 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 25 millimetres or more shall be left unsevered.

Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

5. The buildings hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the parking of cars.

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

6. The dwellings hereby approved shall not be occupied until vehicular and pedestrian accesses to the site have been provided from the existing and proposed drive to the south of the site leading from Longlands.

Reason: To ensure that full access provision is made to the site in the interests of highway safety and convenience.

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7. Details of all hard surfaces including the construction details of the drive and turning areas shall be agreed in writing with the Local Planning Authority prior to the commencement of works. the hard surfaces, drive and turning areas shall be constructed in accordance with the agreed details, prior to the dwellings hereby approved being occupied.

   Reason: In the interests of amenity and to safeguard the health and stability of the trees adjacent to the site, several of which are formally preserved.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows shall be provided in the side (north) elevation of the northernmost dwelling the subject of this application except as may be agreed pursuant to any reserved matters application following this permission.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no development within Classes A, B, C, D, E, F, G and H of Part 1 and Class A of Part 2 of Schedule 2 of the above Order may be carried out to the dwellings hereby approved between their front elevations and the east boundary of the site except with the prior approval of the Local Planning Authority in an application in that behalf.

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

10. Access to the furthermost plot shall be via a road rated at not less than 12.5 tonnes and not less than 3.7 metres wide, and a fire brigade appliance hammerhead turning facility shall be provided at the furthermost plot.

    Reason: To enable adequate access for emergency vehicles.

11. 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.

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Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and 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.

12. The development hereby permitted shall not be commenced or brought into use until provision has been made within the site in accordance with details of a Sustainable Urban Drainage System, which shall include soft landscaping and permeable surfacing materials for all driveways and parking areas, to be submitted to and approved in writing by the Local Planning Authority to allow for natural drainage and reduce surface run-off and potential for incidents of flooding occurring.

Reason: In order to maximise natural drainage, reduce surface run-off and reduce potential incidents of flooding in accordance with PPS1 : Delivering Sustainable Development (2005) and PPS25 : Planning and Flood Risk (2006).

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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH3 - Settlement pattern and strategic gaps
CH4 - Conservation areas and historic towns and villages
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.