Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0348/ARM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

Miller Hughes Associates
F A O Mr Theobald
Ground Floor
Bicentenial Building
Southern Gate
Chichester
West Sussex PO19 8EZ

PROPOSAL: Approval of Reserved Matters pursuant to outline planning permission WB/05/1286/OUT for redevelopment of the site with a three storey block of 12 residential units comprising 8 x two bedroom flats and 4 x one bedroom flats.

LOCATION : 24 Lyndhurst Road Worthing

DATE REGISTERED 11th April 2008

APPLICANT : Worthing Homes and W Stirland

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 08-003-PL-01A, 02A, 03, 04, 05A and 06 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT APPROVAL OF RESERVED MATTERS subject to the following conditions:-

1. 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;

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Dated : 8th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

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

(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.

2. Notwithstanding the submitted drawings, the development shall not commence unless and until a scheme has been submitted to and agreed in writing by the Local Planning Authority in respect of the following:

a) the design and details of the central large arched window in the west elevation;
b) the front porch/portico;
c) details of the architectural features including:
   i) external windows and doors;
   ii) dormer;
   iii) eaves;
   iv) mansard roof including angle of pitch;
   v) canopies to entrances;
   vi) string courses.
d) siting and design of all cables, aerials, metre boxes and pipe work (except as shown on the approved drawings).

The development shall not be built other than in strict accordance with any such approval and the agreed details shall be retained thereafter.

Reason: In the interests of visual amenity and to preserve the setting of the adjacent Conservation Area in accordance with Saved Worthing Local Plan Policy BE1 and Saved West Sussex Structure Plan Policies CH1 and CH4.

3. Notwithstanding the submitted drawings the development shall not commence unless and until details of the landscaping and boundary treatment have been submitted to and approved by the local Planning Authority. This shall include:

a) samples of hard landscaping materials;
b) soft landscaping treatment, including species;
c) details of forecourt treatment, railings and entrance treatments and piers;
d) details of ramps.

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The development shall not be built/laid out other than in accordance with any agreed scheme.

Any tree or shrub which dies or is removed within 5 years of first planting, shall be replaced with an equivalent planting or such alternative as is agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity, the amenity of neighbouring and future occupiers in accordance with Saved Worthing Local Plan Policies BE1 and H18 and Saved West Sussex Structure Plan Policies DEV1 and CH1.

4. 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.

5. The development shall not be occupied unless or until the measures set out in the Road Safety Audit Stage 1 report and Designer's Response dated June 2008 and received by email on the 25th June 2008 have been fully implemented. For avoidance of doubt these shall include:

- Careful siting of inspection chambers and manholes;
- Replacement of kerbing at junction with Lyndhurst Road;
- Achieve best practicable visibility for vehicles leaving the site, including solid walls and planting no taller than 0.6 metres.

Reason: In the interest of safety in accordance with Saved West Sussex Structure Plan Policies DEV1, DEV4 and DEV5.

INFORMATIVES

1. The Committee was mindful of the principle of development having been already established and the strong similarities between the illustrative scheme shown at outline stage and the detailed proposal. The design was acceptable subject to some refinements and no harm to neighbour amenity would result. The reduced parking was satisfactory in view of the nature of flats proposed and the sustainable location. The access arrangements were not objected to by the Highway Authority and were unlikely to give rise to significant safety issues.

2. 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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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
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.