Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0938/FULL

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

Mr M G Warner
66 St. Lawrence Avenue
Worthing
West Sussex
BN14 7JJ

PROPOSAL: Erection of three storey and single storey extensions and conversion of existing house to provide 10 self contained flats.

LOCATION : 31 St. George's Road Worthing

DATE REGISTERED 22nd November 2007

APPLICANT : M and S Developments

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Revised Plans 721/2, 721/3 and 721/4 received 25th January 2008 and Drawing Nos. 721/5 and 721/6, 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.

2. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 12th February 2008

Assistant Director (Planning Services)

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

3. The proposed windows shall be installed in timber to match the design and proportions of the sliding sash windows in the main building.

   Reason: In the interest of the appearance of the area.

4. Prior to occupation the proposed windows in the south facing flank wall and roofslope shall be installed with obscure glazing and at high level with a cill height a minimum of 1.6 metres above internal floor level as indicated on the approved drawings and retained as such in perpetuity.

   Reason: In the interest of neighbouring privacy.

5. The north facing bathroom window in the single storey rear extension approved shall be installed in obscure glazing with a fanlight opening only with a cill level a minimum of 1.6 metres above finished internal floor level and retained as such in perpetuity.

   Reason: To protect the privacy of adjoining occupiers.

6. The dwellings hereby permitted shall not be occupied until provision for cycle 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 cycles.

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

7. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

8. 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.

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9. 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.

10. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of 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. 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.

11. 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.

12. 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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13. Before any of the dwellings hereby permitted are occupied dustbin enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

14. The development shall not commence unless and until suitable and timely provision has been made for the upgrading of local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

Reason: To ensure the development meets the travel needs it generates and minimises harmful impacts in accordance with saved Worthing Local Plan 2003 Policy RES12 and West Sussex Structure Plan 2001-2016 Policies NE13, NE14, DEV3 and DEV4.

15. 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 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.

16. Prior to any development, details of off-street parking for 2 cars and alternative cycle storage and refuse storage arrangements shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be constructed prior to first occupation and thereafter retained.

Reason: In the interests of highway safety and to ensure adequate provision for each is made.

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WB/07/0938/FULL

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
H10 - Loss of Existing Dwellings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
LR8 - Provision of Playspace/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking requirements for development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking provision
ERA1 - Making the best use of land
LOC1 - Locational Strategy
NE1 - Level of residential and employment development
NE2 - Housing provision
NE13 - Transport
NE14 - Walking, cycling and mobility

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.