Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0506/FULL

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

Mr Brendan Free
73 Reigate Road
Worthing
West Sussex
BN11 5ND

PROPOSAL: Provision of a vehicular access onto a classified road with hard standing for two cars.

LOCATION : 73 Reigate Road Worthing

DATE REGISTERED 16th May 2008

APPLICANT : Mr Brendan Free

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 16th May 2008 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.

Cont.....

Dated : 7th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the drawings submitted and prior to the commencement of the development hereby permitted, sections of the existing crennellated front boundary wall shall be retained on either side of the vehicular access hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed sections of front boundary wall shall be retained and shall neither be removed nor altered without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and in order to preserve as far as possible the intrinsic character and appearance of the locality.

3. The vehicular access hereby permitted shall be laid out to provide 1 metre by 1 metre pedestrian visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   No other work shall be carried out on the site until the above-mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

4. The off-street parking area shall not be brought into use until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

5. The development hereby permitted shall not commence until details of the materials to be used for surfacing the off-street parking area have been submitted to and agreed in writing by the Local Planning Authority. The surfacing materials shall be as far as possible permeable, to promote natural drainage. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity and to ensure the parking area is adequately and naturally drained to reduce surface water run-off and potential incidents of standing water and flooding in accordance with PPS25: Development and flood risk (2006).

Cont.....

6. The development hereby permitted shall not commence until the precise details of trees or shrubs and associated planting within the soft borders proposed each side of the off-street parking area, to include details of species, density and plant height, have been submitted to and approved in writing by the Local Planning Authority. In the event that any such trees, shrubs or other plants die or become seriously damaged or diseased within a period of 5 years following planting, they 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 off-street parking area being brought into use.

   Reason: In the interests of amenity and of the environment of the development and to preserve as far as possible the intrinsic character and appearance of the locality.

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
H16 - Domestic Extensions and Alterations

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development

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.