Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0511/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: Amendments to a house under construction (WB/03/01220/FULL refers) including joining the garage to the house, an extension to the kitchen and providing a porch to the front entrance.

LOCATION : Land rear of 4 Seafield Avenue Worthing

DATE REGISTERED 14th May 2008

APPLICANT : Mr K Evans

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Location Plan 733/8, Drawing Nos. CMDS-03-07-01/P3, CMDS-03-07-04/P3, CMDS-03-07-05/P3 and CMDS-03-07-06/P1 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 roofs of the extensions hereby permitted shall match those on the existing building currently under construction.

   Reason: In the interests of visual amenity.

Cont...

Dated : 7th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings shall be constructed in the south-west side walls of the extensions hereby permitted to the dwelling under construction 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.

4. The dwelling under construction shall not be occupied unless and until screen walls and fences have been erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of amenity.

5. No dwelling shall be occupied until the parking spaces and garages shown on the approved plans have been provided and constructed. The parking facilities and garages 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.

6. No dwelling shall be occupied 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 indication of all existing trees and hedgerows along the site boundaries, details of those to be retained and supplemented with additional planting, together with measures for their protection during the course of the 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended) no additional roof windows, dormers or other roof extensions shall be formed in the dwelling under construction without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of residential amenity.

Cont.....

8. The dwelling under construction shall not be occupied unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority and all the drainage works so agreed have been carried out and completed in accordance with such details as have been approved by the Local Planning Authority.

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

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

   Reason: To secure satisfactory standards of access for the proposed development.

10. 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.

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS:5911:1982 with an overall capacity compatible with the site being drained.

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

12. For the avoidance of doubt, and notwithstanding the details shown on the submitted elevation drawing, the external finish of the front (north-west) elevation of the chalet dwelling shall be completed in painted render as shown on the drawing approved under WB/03/01220/FULL, and in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of visual amenity.

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:

Cont.....

WB/08/0511/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
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.