Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0539/FULL

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

Mr Steven Seear
Curtis House
34 Third Avenue
Hove
East Sussex
BN3 2PD

PROPOSAL: Construction of one three bedroom bungalow in rear garden of 16 Woodland Avenue.

LOCATION : 16 Woodland Avenue Worthing

DATE REGISTERED 24th June 2008

APPLICANT : Mr Ryan Flippance

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. V2/OS/02-Rev. B, V2/OS/01 Rev. A, V2/01-Rev. A, V2/02/Rev. A and unnumbered drawings deposited 26th February 2009 and 23rd April 2009 and applicants letter deposited on 23rd April 2009 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.

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Dated : 27th April 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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 sustainably and satisfactorily drained.

3. 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.

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

5. The windows on the eastern elevation of the bungalow hereby permitted shall be obscure glazed and fixed shut, excepting the toplight as shown in the approved drawings.

   Reason: To prevent overlooking of the neighbouring property.

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6. Development shall not commence unless and until details of the visibility splays and sightlines in respect of the vehicular/pedestrian access onto Woodland Avenue have been submitted to and approved in writing by the local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: In the interests of highway safety and visual amenity.

7. 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.

8. 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.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building shall not be extended or altered in any way or outbuildings erected unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of neighbour and visual amenity.

10. 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.

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11. 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.

12. 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.

13. 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 formed in any of the east or west facing elevations or within any elevation of the roof of the bungalow without the prior permission of the Local Planning Authority in an application on that behalf.

    Reason: To prevent overlooking of and disturbance to neighbouring occupiers.

14. The development shall not commence unless and until details of finished floor levels, roof ridge and eaves in relation to proposed ground levels and datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in strict accordance with any such approval.

    Reason: To ensure the building is not visually overpowering, and in the interests of neighbour amenity.

15. The development shall not commence unless and until details of the west elevation of the existing dwelling following demolition of the existing garage have been submitted to and approved in writing by the Local Planning Authority and the west elevation as altered shall not be built or maintained other than in full accordance with any such approval.

    Reason: In the interests of visual amenity and to minimise disturbance to the occupiers of No. 16 Woodland Avenue from persons and vehicles accessing the new bungalow.

16. The existing boundary soft landscaping, generally, and eastern boundary timber fence, specifically, shall be retained and not altered or removed unless by agreement in writing by the Local Planning Authority.

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Within 4 weeks of the date of this permission:

a) the new eastern boundary timber fence shall be extended northwards to the northern boundary of the site whilst avoiding the existing boundary trees and without damaging their roots or branches and a 0.5 trellis added along the length of the fence on the length of the eastern boundary, with clematis or (other suitable climbing plants as agreed with the Local Planning Authority) added during this (2009) planting season, as indicated in the letter from the applicant dated 23.4.09 and consistent with the drawing deposited 26.2.09.

b) the planting along the north boundary shall be implemented as indicated in the plan attached to the letter from the applicant dated 23.4.09 and subject to said trees being a least 2 metres in height and maintained thereafter at a height of between 4 and 5 metres.

c) the western boundary shall be planted with understorey planting to fill existing gaps in a scheme consistent with the letter from the applicant dated 23.4.09 and to be agreed in advance with the Local Planning Authority and the said agreed scheme shall be retained thereafter.

d) A scheme of hard and soft landscaping for the remainder of the site shall be submitted to the Local Planning Authority for approval which shall include indications of all other 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 neighbour amenity and of the environment of the development and the appearance of the site.

INFORMATIVES

1. The principle of the development is acceptable on previously developed land in a residential area within the urban area and has been established in a recent permission for a similar scheme. The design, siting and form of the new bungalow are acceptable, following revisions, and, likewise, the neighbour amenity impacts as a result of amendments to the boundary treatment. Parking and access are satisfactory. Subject to suitable conditions, the proposal is acceptable.

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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:

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
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.