Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0325/OUT

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

Mr G F Dixon
19 Derwent Drive
Worthing
West Sussex
BN12 6LA

PROPOSAL: Outline application for the erection of one new single storey bungalow on garden land rear of existing property including alterations to existing vehicular access, new drive and parking provision.

LOCATION : 14 Seldens Way Worthing

DATE REGISTERED 7th April 2008

APPLICANT : Mr and Mrs R J Lamb

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. SWB/SP Amended 14th May 2008 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Approval of the details of the layout, scale, appearance, access arrangements and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

   Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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Dated : 10th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Procedures) (Amendment) (England) Order 2006.

2. No development shall take place until details of the screen walls and fences, including adjoining the access drive, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

Reason: In the interests of amenity.

3. The dwelling hereby permitted shall not be occupied until provision for car parking and turning to serve both the existing and proposed dwellings has been provided and constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The parking and turning areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

Reason: To ensure that adequate parking and turning facilities are provided and retained to serve the development hereby permitted in the interests of highway safety.

4. The development hereby permitted shall not commence until details of the materials to be used for surfacing the access drive and car parking facilities have been submitted to and agreed in writing by the Local Planning Authority. The access drive and associated parking/turning areas shall then be surfaced only in accordance with such details as may be agreed.

Reason: In the interests of visual amenity.

5. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the dwelling hereby approved being occupied.

Reason: To encourage and provide for a non car mode of transport to and from the site.

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6. Access shall be provided to West Sussex County Council Archaeology staff (or a nominated representative) to inspect the ground works for the foundations and services for the proposed dwelling and to record any items of interest or finds. Notification of the commencement of the ground works shall be provided in writing to West Sussex County Council (Archaeology) not less than 14 days in advance of works commencing on the site.

   Reason: The application site lies close to the historic core settlement of Salvington and there have been finds of pre-historic flint implements in the vicinity and Iron Age settlement evidence nearby.

7. Prior to the commencement of development, the existing access from the site to the public highway shall be altered to provide driver/pedestrian intervisibility splays on either side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

8. The dwelling shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

   Reason: In the interests of highway safety.

9. 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.

10. 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.

11. 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 unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual and residential amenity.

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12. 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.

13. 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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north, south and east walls and roofslopes of the proposed dwelling 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.

15. Before the dwelling hereby permitted is occupied, dustbin/re-cycling 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.

16. 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. The dwelling shall not 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.

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17. If during development, any visible contamination or odorous material is found to be present at the site then this must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing prior to implementation.

    Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

18. 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.

19. 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 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.

INFORMATIVES

1. The size and shape of this 'backland' plot is sufficient to accommodate a modest, 2 bedroom bungalow with satisfactory parking and turning accessed from Seldens Way, without resulting in unacceptable harm to the amenities of surrounding residential occupiers or to the streetscene, or the character or appearance of the adjoining Salvington Conservation Area, including to the historic setting of the neighbour Grade II Listed 'The Old Cottage'. It would consequently not conflict with the saved Policies of the Worthing Local Plan BE1, H18 and TR9 and the West Sussex Structure Plan Policies CH1, CH5, DEV1, DEV4, DEV5, ERA1 and LOC1.

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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
CH5 - Buildings of architectural or historical importance
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.