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BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1009/FULL

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

Gerald Moore
1 Exmoor Crescent
Worthing
West Sussex
BN13 2PL

PROPOSAL: Demolition of rear portion of existing dwelling, conversion and extension to provide a total of 6 No. dwellings comprising 2 x 2 bedroom 2 storey houses, 1 x 1 bedroom house; 2 studio flats and 1 x 1 bedroom apartment.

LOCATION : 33 Eriswell Road Worthing

DATE REGISTERED 10th August 2007

APPLICANT : Grangemore Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans 713/07/P/10D and 713/07/P/11 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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[redacted]

Dated : 2nd October 2007

Assistant Director (Planning Services)

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

2. The windows listed below shall be obscure glazed and non-opening and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   a) Dwelling 5, ground floor serving room marked as bathroom on south elevation on the submitted drawings and first floor window on west elevation marked as serving stairwell on the submitted drawings.
   b) Dwelling 6, ground floor window marked as bathroom on east elevation on the submitted drawings and first floor window on north elevation marked as a bedroom on the submitted drawings, lower panes only.
   c) Dwelling 4 first floor window on north elevation marked as a bathroom on the submitted drawings.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining properties and future occupiers of the dwellings hereby permitted.

3. 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 elevations listed below of the proposed dwellings without the prior permission of the Local Planning Authority in an application on that behalf:-

   a) All dwellings, north elevation first floor and roof
   b) Dwelling 6, west elevation at first floor or roof.
   c) Dwelling 3, south elevation first floor or roof

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no aerial facilities to serve the dwellings hereby permitted shall be provided other than in accordance with a scheme for combined aerial facilities submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

5. Prior to any of the dwellings hereby approved being occupied, facilities for domestic refuse, recycling and composting storage shall be provided for the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse and to encourage recycling and composting in the interests of hygiene and visual amenity and minimising landfill.

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6. No dwelling shall be occupied until all of the amenity space shown on the submitted plans has been provided.

Reason: To ensure adequate amenity space is provided.

7. 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 by improving the energy efficiency of the buildings and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

8. 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 dwellings hereby approved being occupied.

Reason: To encourage and provide for a non car mode of transport to and from the site in view of the absence of on-site car parking provision.

9. 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 in accordance with BRE: Control of dust from construction and demolition activities: BR465. 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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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. 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. This shall include:

a) 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. For avoidance of doubt, this shall include provision for the retention and safeguarding during construction of the yew tree close to the southern boundary of the site.

b) Details of all boundary treatment, including fences walls and planting.

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 approved hard landscaping and boundary treatment 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 and neighbour privacy.

12. No dwelling shall be occupied unless and 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 control surface water drainage.

Reason: In the interests of minimising surface water run-off and sustainable drainage.

13. No dwelling shall be occupied unless and until the existing vehicular access to Eriswell Road has been stopped up and obliterated permanently to a design and specification agreed by the Local Planning Authority in writing and an additional marked car parking bay has been provided in its place on the street frontage.

Reason: The development is not suitable for retained vehicular access and the provision of a parking bay will help met any residual car parking demand generated by the development.

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14. Flat 3 shall not be occupied unless and until the Local Planning Authority:

a) has established to its satisfaction, the acceptability or otherwise, of a first floor balcony on the roof of the retained flat roofed single storey part of the building on the south elevation of the parent building by way of a scheme, to be submitted and approved for such a first floor balcony: and

b), in the event of the Local Planning Authority approving such a balcony, the balcony is built in accordance with any such agreed. The balcony shall not be extended or altered in any way thereafter or any other part of the roof outside of the delineated balcony used as a seating or relaxation/recreation area by any person without the express approval of the Local Planning Authority.

Reason: To ensure full opportunities for future occupiers to enjoy a reasonable element of private amenity space are exploited, consistent with safeguarding visual amenity and the amenity of neighbouring occupiers.

15. The well, sited in the front room of the parent building to be retained and converted, shall be retained and protected thereafter by a suitable glazed panel and shall not be infilled or altered without the express approval of the Local Planning Authority.

Reason: To safeguard this historic feature.

16. Notwithstanding the submitted drawings, the development hereby permitted shall not commence unless and until details of the architectural features of the proposed development have been have been submitted to and approved in writing by the Local Planning Authority. These shall include dormers; eaves details, doors, windows, rooflights, brackets, chimneys, canopies, fire walls, cornices, entrance features, faux coach hose door with window inset, blind windows, and roof ridge and hips and embrace relevant new, refurbishment or replacement: works to the retained house as well. Thereafter, the development shall be completed fully in accordance with the agreed details.

Reason: In the interests of visual amenity

17. 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 buildings and hard landscaping of the private and communal amenity and circulation areas 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.

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18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwellings 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 neighbour amenity.

19. No cables, wires, aerials, pipework (except rainwater downpipes as shown on approved plans), meter boxes or flues shall be fixed to any elevation other than a north elevation or west elevations of dwellings 5 and 6 without the approval in writing of the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality.

20. The development shall not commence unless and until suitable and timely provision has been made to the written satisfaction of the Local Planning Authority for the upgrading of the 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 minimizes harmful impacts in accordance with Worthing Local Plan policy RES12 and West Sussex Structure Plan policies NE13, NE14, DEV3 and DEV4.

21. No works to the interior of the existing building affecting the bridging beans, and the rear ground floor fireplace shall take place unless and until a schedule of works and protection package has been agreed with the Local Planning Authority through a site meeting with the Local Planning Authority and the County Archaeologist. No works affecting the bridging beans and the rear ground floor fireplace other than those agreed by the Local Planning Authority shall be undertaken.

Reason: To protect and preserve, as necessary, the historic fabric of the building.

INFORMATIVES

1. The decision to grant planning permission has been taken having regard to the Policies and proposals in the adopted Worthing Local Plan 2003 : Saved Policies and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance and national policy and guidance in PPS1 (Implementing Sustainable Development) PPS3 (Housing); PPG13 (Transport), PPS22 (Renewable Energy); PPG16 Archaeology; PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management; PPG15 (Protecting the Historic Environment).

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Adopted Worthing Local Plan 2003 : Saved Policies

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
CH5 - Buildings of architectural or historical importance
CH7 - Archaeology
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA2 - Nature Conservation
ERA5 - Air, soil and water
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE14 - Walking, cycling and mobility

In reaching its decision the Committee were mindful of local concerns, but considered that the proposed scheme makes efficient use of this sustainably located site in a sensitive and pleasing manner which safeguards the principal part of the building and the enhances the townscape without undue harm to the amenity of adjacent neighbours, parking and access and will contribute to meeting housing needs. Residual concerns and necessary development contribution could be addressed by condition.

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.

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2. West Sussex County Council is the Local Transport Authority responsible for the Local Transport Plan which sets out the transport strategy for the county including Worthing and related implementation programmes. This includes provision to accommodate the cumulative harmful effects of new development on the transport network and transport conditions. In part, the programme relies on and anticipates external funding and developers undertaking appropriate works in kind to secure this. In accordance with adopted Worthing Borough Council Supplementary Planning Guidance Parking Standards & Transport Contributions and West Sussex County Council Supplementary Planning Guidance Revised County Parking Standards and Transport Contribution Methodology a financial sum of £2,438 would represent a suitable and proportionate contribution from this proposal to the development and implementation of such a programme for the local area in view of the development's potential impacts on the local transport network and local transport conditions. This financial contribution may be secured by a planning obligation in the form of a unilateral undertaking. Alternatively, at the discretion of the Local Planning Authority, the condition may be discharged by a) payment of a cheque for £2,438 made payable to Worthing Borough Council or, b) any equivalent necessary works as may be agreed with the Local Planning Authority and Local Transport Authority undertaken in kind by the developer under appropriate license and authorization. All communication in respect of the above with a view to discharge of condition 20 shall be through the Local Planning Authority.