Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0368/FULL

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

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

PROPOSAL: Construction of a three bedroom detached bungalow and garage on land rear of 16 Woodland Avenue. Revised drawings of roof ridge of bungalow lowered and new windows inserted on west elevation and alterations to east elevation windows (obscure glazed).

LOCATION : 16 Woodland Avenue Worthing

DATE REGISTERED 6th May 2009

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. V3/01-A, V3/0S/01, V3/0S/02 and V3/02A 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 : 2nd July 2009

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. 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.

4. 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.

5. 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.

6. 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.

7. 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.

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8. 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.

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. 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.

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. 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows, balconies 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.

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13. 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.

14. The development shall not commence unless and until details of the west elevation of the existing dwelling at No. 16 Woodland Avenue 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.

15. 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.

Within 2 weeks of the date of this permission, 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.

Within 4 weeks of the date of this permission, 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. In particular, the existing tree screen planting along the north boundary shall be retained subject to the said trees being a least 2 metres in height and maintained thereafter at a height of between 4 and 5 metres.

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In addition, the western boundary shall be planted with under-storey planting to fill existing gaps in a scheme to be agreed in advance with the Local Planning Authority and the said agreed scheme shall be retained thereafter.

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 development has been established previously and accords with policy and the proposal is not materially different in key respects from previously approved schemes. As such it is acceptable in visual and neighbour amenity terms and parking and access and accords with the relevant policies of the Development Plan and national policy.

2. The applicant is advised that suitable boundary treatment required under the conditions of this permission should be implemented and/or retained as appropriate and the times of work on the site should be complied with in the interest of neighbour amenity.

3. 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
H18 - Amenity of Residents

South East Plan

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
H4 - Type and Size of New Housing
H5 - Housing Design and Density
SCT1 - Core Strategy
SCT5 - Housing Distribution
T2 - Mobility Management
T4 - Parking

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.