Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1326/FULL

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

Inwood Tuck Jones Partnership
The Gallery
120 Portland Road
Hove East Sussex
BN3 5DN

PROPOSAL: Alterations to existing building to create two x 3 bedroom and one x 2 bedroom town houses with off street parking and bin and bicycle storage.

LOCATION : Island House 31A Eriswell Road Worthing

DATE REGISTERED 25th October 2007

APPLICANT : Mr and Mrs A Cohen

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 95907; 95907.01a; 01; 02 deposited on 25th October 2007 and 03 received 13th December 2007, 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. No development shall take place until details of the screen walls and fences shown on the approved plans, 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.

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Dated : 3rd January 2008

Assistant Director (Planning Services)

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

3. The dwellings hereby permitted shall not be occupied until provision for car parking and cycle storage has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the parking of cars and storage of cycles.

   Reason: To ensure that adequate provision is made for the parking of vehicles clear of adjacent highways.

4. The dwellings 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.

5. The access to the proposed site shall be laid out to provide a visibility splay to the north side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. This splay area shall be 2 metres by 2 metres on the north side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the above-mentioned splay area has been provided. Thereafter, the said splay area shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

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. The dwellings shall not be occupied until the widened crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

9. 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 externally in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of amenity.

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 cladding for the walls and proposed roof of the 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. The first-floor windows in the north elevation of house 1 and house 2, and the first-floor window in the south elevation of house 1 on the approved plan, shall be obscurely glazed and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

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

13. Prior to the commencement of development details of the proposed replacement windows, including the new bay windows, (including their material, method of opening, and arrangement of glazing bars), shall be submitted to and agreed in writing by the Local Planning Authority and thereafter shall be carried out in accordance with agreed details.

    Reason: In the interests of visual amenity.

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14. Prior to the commencement of development precise details of the new pitched roof, including details of the new horizontal eaves/gutter line, shall be submitted to and agreed in writing by the Local Planning Authority and thereafter shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

15. Before any of the dwellings hereby permitted are occupied, dustbin 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 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 applicant is advised that the widened crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. Patching (01903) 878500).

2. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

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WB/07/1326/FULL

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
TR9 - Parking requirements for development
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

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
ERA2 - Nature conservation
LOC1 - Locational Strategy
NE1 - Level of residential and employment development

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.