Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0890/FULL

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

K G Designs
129 Tarring Road
Worthing
West Sussex
BN11 4HE

PROPOSAL: Erection of detached two bedroom bungalow.

LOCATION : Land west of 22 Newtimber Avenue Worthing

DATE REGISTERED 16th July 2007

APPLICANT : Mr R West

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2282–01, 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. 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.

cont.....

Dated : 24th August 2007

Assistant Director (Planning Services)

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

3. 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.

4. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of the proposed building which fronts any highway unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the character and visual amenities of the area.

6. 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 amenity and in order to protect the amenities of adjoining occupiers.

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7. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

   Reason: In the interests of highway safety.

8. Notwithstanding the approved plan, details of the design of the proposed front porch, to match the flat roof design of the porches on the adjoining bungalows, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Thereafter, the development shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of visual amenity and to ensure that the new dwelling integrates effectively with existing development.

INFORMATIVES

1. The applicant is advised that the 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 decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Adopted Worthing Local Plan 2003

   BE1 - Design Quality
   BE2 - Materials and Detailing
   BE15 - Retention of trees, landscaping and hedgerows
   H1 - Overall Housing Provision
   H2 - Housing Mix and Density
   H9 - Unidentified Site
   H18 - Amenity of Residents
   RES1- Energy, Efficient Forms of Development, Design and Layout
   TR6 - Pedestrian/Cyclist Facilities
   TR9 - Parking requirements for development
   TR13 - Vehicular Access Requirements

cont.....

WB/07/0890/FULL

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV5 - Parking provision
ERA1 - Making the best use of land
NE2 - Housing provision

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.