Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0629/FULL

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

Mr A T Bower
1 Bellview Road
Worthing
West Sussex
BN13 1EY

PROPOSAL: Proposed infill bungalow utilising part area at side of 27 New Road and part area at side of 35 New Road; construction of garage serving No. 35 New Road.

LOCATION : 27 New Road Worthing

DATE REGISTERED 19th July 2010

APPLICANT : Mr L Loisy

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. LL1, LL2, LL3, LL4 and LL5 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 5 years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:- LL1, LL2, LL3, LL4 and LL5.

   Reason: For the avoidance of doubt and in the interests of proper planning.

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[redacted]

Dated : 13th September 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. No development shall take place until details of the side boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the dwelling hereby permitted shall not be occupied until such walls and/or fences have been erected. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of the dwelling house forward of any wall of that dwelling house which fronts the highway unless permission is granted by the Local Planning Authority on an application in that behalf.

   Reason: In the interests of residential amenity and to reflect the "open plan" character of adjoining development and to comply with saved Policy BE1 of the Worthing Local Plan.

4. The dwelling hereby permitted shall not be occupied until the parking spaces/replacement garage and re-positioned access facilities (serving both the existing and proposed dwellings) shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwelling.

   Reason: To ensure adequate provision for parking clear of the highway and to comply with saved Policy TR9 of the Worthing Local Plan.

5. The re-positioned accesses serving the existing and proposed dwellings shall be laid out to provide visibility splays on each side of their junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety and to comply with saved Local Plan Policy TR9.

6. Secure, covered cycle storage 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 the site prior to the dwelling hereby approved being occupied and shall thereafter be retained for such purposes.

   Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with PPG13.

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7. The development hereby permitted shall not be commenced unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved 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 approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is adequate drained.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of construction period. The Statement shall provide for:-

   (i) the parking of vehicles of site operatives and visitors;
   (ii) loading and unloading of plant and materials;
   (iii) storage of plant and materials used in construction of the development;
   (iv) measures to control the emission of dust and dirt during construction;
   (v) a scheme for recycling/disposing of waste resulting from demolition and construction works.

   Reason: In the interests of highway safety and amenity.

9. 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 having regard to saved Policy RES7 of the Worthing Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended, enlarged or altered unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of amenity and the environment and to comply with saved Policies BE1 and H18 of the Worthing Local Plan.

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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, to include the introduction of an area of soft landscaping in the rear garden of the dwelling, and which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in 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, and 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 visual amenity and the environment and to comply with saved Policy BE1of the Worthing Local Plan.

12. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed dwelling and the detailed design of the windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed materials and details.

    Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

13. The window in the east side elevation of the dwelling hereby permitted shall be obscure glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) 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 prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the side walls of the dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

    Reason: To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.

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15 The dwelling shall not be occupied unless and until a final Code Certificate from an accredited assessor has been submitted to and approved by the Local Planning Authority to certify that the development hereby permitted has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or any equivalent successor.

Reason: To ensure the development optimizes the potential for sustainable design and construction having regard to 'Planning and Climate Change: Supplement to PPS1'.

INFORMATIVES

Reasons for approval

1. The proposed development is within the built-up area and would help meet theneed for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved Policies of the Worthing Local Plan BE1, TR9 and H18 and the Submission Core Strategy Policies 7, 8 and 16.

2. The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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.