Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0517/FULL

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

R J Reynolds Architectural Services
82 Greenacres
Shoreham By Sea
West Sussex
BN43 5XL

PROPOSAL: Application to replace extant planning permission WB/07/0552/FULL to extend the time limit for implementation for the demolition of existing single storey commercial building and yard and erection of 3 No. x 1 bedroom town cottages.

LOCATION : Land north of 52-54 Tarring Road Orme Road Worthing

DATE REGISTERED 2nd July 2010

APPLICANT : Astor Property Developers Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 1540/P1/B and P2/A 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 five 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 be carried out in accordance with the following approved plans:- 1540/P1/B and /P2/A.

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

Cont.....

Dated : 24th September 2010

[redacted]ning,
Regeneration and Wellbeing

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

3. The dwellings shall not be occupied until the existing vehicular access to the site from Orme Road has been stopped up permanently and obliterated and the full height kerb reinstated.

   Reason: In the interests of highway safety.

4. No development shall take place until details of the screen walls, gates and railings shown on the approved drawing have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls, gates and railings as agreed have been erected.

   Reason: In the interests of amenity.

5. 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.

6. Prior to the dwellings hereby approved being occupied, refuse provision/bin stores 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 in the interests of hygiene and visual amenity.

7. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed buildings 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 completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

8. The windows in the north and east elevations of the dwellings hereby permitted shall be fitted with obscure glass and shall be 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.

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

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9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or as subsequently amended, no new windows or other openings (other than those shown on the approved plans) shall be provided/installed in the elevations of the dwellings or extensions or outbuildings, be placed/constructed within the curtilage except with the prior approval of the Local Planning Authority in an application on that behalf.

Reason: To safeguard residential amenity.

10. 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.

11. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- potentially unacceptable risks arising from contamination at the site;

(2)A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3)The site investigation results and the detailed risk assessment (1 + 2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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(5) Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan and for the reporting of this to the local planning authority.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To safeguard against pollution and to comply with saved Worthing Local Plan policy RES9 and 'Planning and Pollution Control: PPS23'.

INFORMATIVES

1. It is considered that there has not been any material change in circumstances sufficient to override the previous reason for approval. The commercial site has been vacant for several years and it is considered the environmental benefits that would derive from a residential development would outweigh the loss of employment land. The proposed development is close to the town centre and would help meet the need for additional housing without detracting from the existing local urban environment. The development 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, H18, TR9) and the Submission Core Strategy (4, 7, 8 and 16).

2. The applicant is advised to contact Hannah Powell, the Council's Environmental Health Technician (Contaminated Land) (Tel:- (01903) 221396) with regard to discharging condition 11 of this permission.

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.