Worthing Borough Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0041/FULL

Details of Development
DEMOLITION OF SINGLE STOREY EXTENSION AND CURVED SINGLE STOREY EXTENSION AND CONSTRUCTION OF A NEW PITCHED ROOF SINGLE STOREY EXTENSION. EXTERNAL ALTERATIONS INCLUDING NEW WINDOWS TO NORTH AND EAST ELEVATIONS. INSTALLATION OF CHILDREN'S PLAY AREA.

Location of Development
THOMAS A BECKET HOTEL 146 RECTORY ROAD WORTHING WEST SUSSEX BN14 7PJ

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 9th February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
25/05/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local 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, H18 and TR9 and the South East Plan Policies SP3, CC1, CC6, RE3, RE6, T4 and SCT3.

Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

Drawing titled OS Sitemap dated and deposited 09-02-2011;
Drawing No. 1639/03 Rev. C titled Proposed Site/Floor Plan dated and deposited 20-04-2011; and
Drawing No. 1639/04 Rev. F titled Proposed Elevations dated and deposited 19-05-2011.

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

03. Notwithstanding the submitted plans the single storey extension shall not be built out on site unless and until amended plans at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority indicating over-sailing bargeboards and sprocketed eaves built into the design of that extension, which replicate the gables on the west elevation of the main Public House Building. The extension shall not be built out unless in strict accordance with those approved drawings.

Reason: *In the interests of amenity and the environment of the development and to secure a good quality design.*

04. At the time the chimney of the Public House is exposed by site works such works shall cease and not resume unless and until details, including photographic evidence, of the condition of the exposed chimney have been submitted and approved in writing to the Local Planning Authority. Such details may include the implementation of measures for its renovation and making good as necessary.

Reason: *In the interests of amenity and the environment of the development and to secure a good quality design.*

05. No development, including site works of any description, shall take place on the site unless and until all the existing trees Protected by Order and identified on The Worthing Tree Preservation Order No. 26, 1998 on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the Local Planning Authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: *To protect Protected trees on the site from further damage and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

06. The extension hereby permitted shall not be used unless and until the grassed area to the northern site boundary has been laid out, seeded, and planted out on the application site and made available for use by the Public House patrons. The grass area shall be retained as such at all times thereafter.

Reason: *In the interests of amenity and of the environment of the development to secure a satisfactory design.*

07. No use of the children's play area hereby permitted shall occur unless between the hours of 8am until 9pm each day Monday to Saturday and 10am until 9pm of the same day each Sunday.

Reason: *In the interests of safeguarding the residential amenities of occupiers of neighbouring properties.*

08. 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 soft and hard landscaping, which shall include indications of all existing trees and shrubs 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 the soft landscaping shall be carried out in the first planting and seeding seasons following the use of the extension hereby permitted 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. The approved details of hard landscaping shall be completed prior to use of the extension hereby permitted.

All hard landscape works shall be constructed in a porous and/or permeable manner; details of which, together with a schedule of the external materials and finishes of the hard landscape works, shall be submitted to and approved in writing by the Local Planning Authority.

All soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme.

Reason: *In the interests of visual amenity and the environment and to comply with saved Policy BE1 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

09. The external materials and finishes of the extension hereby permitted, the infilling of any fenestration, and the making good of any part of the external fabric of the building shall all match that of the existing building as closely as practicably possible.

Reason: *In the interests of amenity and the environment of the development and to secure a good quality design.*

10. All new fenestration and doors to the Public House building, and the bargeboards and sprocketed eaves and Mock Tudor gable of the extension to the same hereby permitted, shall be of timber and retained at all times as such thereafter.

Reason: *In the interests of amenity and the environment of the development and to secure a good quality design.*

11. The extension hereby permitted shall not be used unless and until details of all boundary walls, gates, and/or fences have been submitted to and approved in writing by the Local Planning Authority and those walls, gates, and/or fences so approved have been erected out on the application site and they shall thereafter be retained as such permanently.

Reason: *In the interests of visual amenity.*

12. No external lighting or floodlighting shall be installed on the Public House building and/or within its grounds except in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The lighting so approved shall be operated on the site only in full accordance with the approved details unless written variation otherwise is approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved Policy RES7 of the Worthing Local Plan.*