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Our ref: WB/08/1049/FULL
Your ref:

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

14 March 2011

Dear Mr Bower

Re: Detached bungalow to rear of Springview Manor Mill Lane Worthing

I refer to your letter dated 26 January 2011 seeking approval of details submitted pursuant to the conditions of planning permission WB/08/1049/FULL. Please accept my apologies for the delay in response.

Condition 2 of the planning permission requires the submission of sustainable design features. I advise that the submitted details including (but not limited to) compliance with Building Regulations, flow control devices on taps, low energy lighting and appliances, rainwater butts/tanks and on site composting are acceptable. Please ensure that these features are incorporated into the development in accordance with the requirements of the condition.

Conditions 3, 5 and 6 relating to boundary treatment and landscaping are detailed on your plan TRC1. The details of a 1.8 metre high rendered wall between the existing house at Springview Manor and the proposed bungalow is satisfactory. Further the details of proposed landscaping, including retained boundary hedges and fencing along the side and rear boundaries are considered acceptable. Please note that any new planting should be carried out in the first planting season following the occupation of the development and thereafter maintained. Further, boundary treatment by way of fencing or hedging should also be retained.

Condition 7 requires a schedule of materials for use in the construction of walls and roof of the bungalow. The use of red/brown multi stock bricks and white render for the walls and rustic red Redland duoplain tiles for the roof is approved.

Condition 8 refers to cycle storage and you advise that cycle storage will be made available within a proposed shed to the rear. Please be advised that this is an acceptable solution however the shed must be completed as a materially separate operation prior to commencement of work on the new bungalow due to the removal of "permitted development" rights for this bungalow by reason of condition 15 of the planning permission. I refer to Jo Morin's correspondence of 28 January 2011 in this regard.

Condition 9 requires details of refuse and recycling storage to be provided. You have indicated a garden composter will be available and recycling and waste bins provided to the rear of the premises. Although a dedicated and enclosed refuse storage area in a convenient location would be preferred, the submitted details are considered satisfactory.

Conditions 10 and 11 refer to parking and access and the location of two (2) vehicle parking bays within the site are noted on your plan TRC1. Further, visibility splays of 2 by 33 metres are shown on your plan TRC2. Please ensure that the parking bays are used for the parking of vehicles clear of the highway and that vision splays are maintained clear of obstruction above 0.6 metres in height for the safety and convenience of users of the highway.

Condition 14 concerns sustainable urban drainage. The discharge of foul water to sewerage main is acceptable, rainwater run-off from the roof to soakaways via rainwater butts/tanks is acceptable and surface water drainage from soft landscaped areas to soakaways is also acceptable. The utilisation of gullies and drainage channel at the access with the highway to drain the hard paved areas is a satisfactory solution, however please note that the driveway should incorporate porous surfacing and that laying the driveway to full non-porous hardstanding/bitumen seal is not approved.

May I take this opportunity to remind you that the remainder of the conditions of the planning permission still apply.

I trust this is of assistance to you.

Yours sincerely

Nick Bowder[redacted]
Planning Officer