Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/1049/FULL

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

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

PROPOSAL: Revised proposals for the construction of a detached bungalow to the rear of the property, (WB/08/0623/FULL refers).

LOCATION : Springview Manor Mill Lane Worthing

DATE REGISTERED 22nd October 2008

APPLICANT : Mr T Reed

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. TRA1 and TRB1 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.

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Dated : 2nd December 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

   Reason: To maximise the opportunities for sustainable design in accordance with West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

3. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

4. 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.

5. 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.

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Reason: In the interests of amenity and of the environment of the development.

6. All hedging along the north, south and west boundaries shall be retained.

Reason: In the interests of privacy and the appearance of the area.

7. 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.

8. Details of the provision to be made for cycle storage shall be submitted to and agreed in writing with the Local Planning Authority before development commences or within such extended period as may be agreed in writing with the Local Planning Authority. The agreed facilities shall be provided before the dwelling is first occupied and thereafter retained for cycle storage purposes only.

Reason: To provide for alternative modes of transport.

9. Before development commences, details of the facilities for storage of refuse and recycling are to be submitted and agreed in writing with the Local Planning Authority and those agreed facilities are to be provided before the dwelling is first occupied and thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

10. Precise details of the vehicular access and parking shall be submitted to and agreed in writing with the Local Planning Authority before development commences and the building shall not be occupied until the vehicular access has been implemented in accordance with the agreed details, or within such extended period as may be agreed in writing with the Local Planning. Those details shall include provision for the following: a 4.1 metre wide crossing; 4.1 metre wide vehicular access for its first 10 metres; 2 metres by 33 metres visibility splays on each side of the proposed access based on the existing highway boundary; and two parking spaces measuring 2.4 metres by 4.8 metres. Thereafter the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the adjoining carriageway.

Reason: In the interests of highway safety.

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11. Parking and turning areas are to be surfaced before the dwelling hereby approved is first occupied in accordance with details to be submitted and agreed in writing with the Local Planning Authority and shall not be subsequently extended to within 2 metres of the southern boundary without the prior written consent of the Local Planning Authority.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties and in the interests of visual amenity.

12. The windows on the north and south elevations of the building hereby permitted shall be obscure glazed, and non-opening up to 1.7 metres above finished floor level and they 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 protect the amenities and privacy of the occupiers of the adjoining property.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north or south elevations of the proposed dwelling without the prior permission of the Local Planning Authority in an application on that behalf.

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

14. Details of measures for sustainable urban drainage to the site access and frontage, in accordance with the principles of PPS25 Development and Flood Risk - Practice Guide, shall be submitted to and agreed in writing with the Local Planning Authority and those agreed measures installed before the dwelling hereby approved is first occupied or within such extended period as may be agreed in writing with the Local Planning Authority.

    Reason: To maximise the opportunities for sustainable drainage.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no extensions, roof alterations or further outbuildings other than those authorised by this permission shall be constructed without the prior consent of the Local Planning Authority in an application on that behalf.

    Reason: To prevent the overdevelopment of the site and to safeguard the living conditions of adjoining properties and the visual amenities of the area.

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16. If, during development, any visible contaminated or odorous material is found to be present at the site, then this must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

    Reason: In the interests of personal and environmental safety.

INFORMATIVES

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

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.