Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0481/FULL

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

Mr A King
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Brooklyn Chambers
11 Goring Road
Worthing West Sussex
BN12 4AP

PROPOSAL: Revisions to planning permission WB/08/0928/FULL for a 65 bed nursing home to include 2 dormers, removal of one roof light and inclusion of an overrun to a lift shaft to Shelley Road replica villa and elevation alterations to replica villa fronting Tennyson Road.

LOCATION : Berkeley Lodge Nursing Home 42 Shelley Road Worthing

DATE REGISTERED 25th June 2009

APPLICANT : South Coast Nursing Homes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5224-L(00)001/C1; 5224/L(90)002/P5; 5224/SK090608(4)A1; (5)A1; (6)A1; (7)A1; 5224/SK090608(1)A1; (2)A1; (3)A1; 5224/L(20)206/C1; 5224/L(20)207/C1; 5224/A(27)003/P2; 5224/A(27)002/P2; 5224/A(27)001/P2; which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Prior to first occupation of the development hereby permitted the replacement boundary walls shall be carried out in accordance with the details submitted pursuant to condition 2 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 21 September 2009.

   Reason: In the interests of amenity.

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[redacted]

Dated : 21st December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Prior to first occupation of the development hereby permitted the car parking and associated areas shall be surfaced in accordance with the details submitted pursuant to condition 3 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 21 September 2009.

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

3. The development hereby permitted shall not be occupied until the car parking provision and turning provision shown on the approved plans has been provided and constructed. Such provision shall thereafter be retained and shall be used only for the parking and manoeuvring of vehicles.

   Reason: To ensure that adequate provision is made for the parking and turning of vehicles clear of the adjacent highways.

4. Prior to first occupation of the development hereby permitted secure cycle parking facilities shall be provided in accordance with the details submitted pursuant to condition 5 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 7 May 2009.

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

5. The accesses to the site from Shelley Road and Tennyson Road shall be provided with 1.5 metre by 1.5 metre pedestrian visibility splays on each side of the accesses. Thereafter, the said splay areas shall be kept free from obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

6. No construction work shall be carried out on the site unless there is made available within the site provision for parking for construction traffic and an appropriate turning area clear of the public highway in accordance with the details submitted pursuant to condition 7 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 7 May 2009. The agreed facilities shall be retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

7. Provision shall be made within the site to accommodate all temporary contractors' buildings, plant and stacks of materials associated with the development in accordance with the details submitted pursuant to condition 8 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 21 September 2009. The agreed provision shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

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8. The scheme for the suppression of dust during the construction period submitted pursuant to condition 9 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 7 May 2009 shall be implemented throughout the entire course of construction work on the site.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

9. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank Holidays. On all other days such work shall only be implemented between the hours of 8.00 am and 6.00 pm inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

10. The scheme of hard and soft landscaping submitted pursuant to condition 11 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 11 June 2009 shall be carried out in the first planting season following occupation of the building 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.
    etc.

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

11. The scheme for the protection of trees on the site submitted pursuant to condition 12 of WB/08/0928/FULL and agreed by the Local Planning Authority by email dated 12 March 2009 shall be implemented throughout the entire course of construction work on the site.

    Reason: To ensure that vegetation which is important to visual amenity and the environment is retained.

12. The development hereby permitted shall be completed in accordance with the schedule and samples of materials and finishes to be used for the external walls and roofs of the buildings submitted pursuant to condition 13 of WB/08/0928/FULL and agreed by the Local Planning Authority by letters and email dated 7 May 2009, 21 September 2009 and 16 November 2009.

    Reason: In the interests of visual amenity.

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13. The detailed design, materials and external finishes of the main entrance porch and porticos to the replica villas shown on the approved drawings shall be carried out in accordance with the details submitted pursuant to condition 14 of WB/08/0928/FULL and agreed by the Local Planning Authority by email dated 16 November 2009.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

14. The decorative mouldings, window surrounds, eaves brackets and chimneys of the replica villas shall be carried out in accordance with the details submitted pursuant to condition 15 of WB/08/0928/FULL and discharged by the Local Planning Authority by email dated 21 October 2009.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

15. The windows of the replica villas shall consist of vertical sliding sashes on 2 vertical planes in accordance with the details submitted pursuant to condition 16 of WB/08/0928/FULL and agreed by the Local Planning Authority by email dated 21 October 2009.

    Reason: To ensure that the development is carried out in a manner which accords with the approved plans and which is satisfactory in appearance.

16. Provision shall be made for combined TV aerial facilities to serve the development hereby permitted.

    Reason: In the interests of visual amenity.

17. Prior to first occupation of the development hereby permitted, refuse/recycling facilities shall be provided in accordance with the details submitted pursuant to condition 19 of WB/08/0928/FULL and agreed by the Local Planning Authority by email 16 November 2009.

    Reason: To safeguard the appearance of the development and the amenities of the area.

18. If during the course of the implementation of this approval visible contaminated or odorous material is found to be present at the site this shall be investigated by the developer at the earliest opportunity; the Local Planning Authority shall be informed by the developer of the nature and degree of contamination present; a method statement shall be prepared by the developer detailing how the suspected contamination shall be dealt with and submitted to the Local Planning Authority; construction work shall cease until such time as the method statement has been approved by the Local Planning Authority and the construction works shall not proceed other than in full accordance with any such approval.

    Reason: The site may contain contaminated material and suitable remedial measures are required to mitigate any such danger to health.

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19. Any external lighting or floodlighting of the development shall only be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

20. The development hereby permitted shall not be occupied until all drainage works have been carried out and completed in accordance with the details submitted pursuant to condition 23 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 11 June 2009.

Reason: To ensure that the development is satisfactorily drained.

21. Prior to first occupation the sustainable design features of the development hereby permitted, including the installation of a ground source heat pump as detailed in the Energy Statement prepared by Bespoke Builder Services Limited, submitted pursuant to condition 24 of WB/08/0928/FULL and agreed by letter dated 11 June 2009, shall be carried out and implemented; or such other measures agreed in writing by the Local Planning Authority which ensure a proportion of not less than 10% of the operational energy demand of the nursing home hereby permitted is met or secured by decentralised and renewable and /or low carbon energy sources, as compared to the operational energy demand of the nursing home built without such measures (but in compliance with the prevailing Building Regulation standards). Such approved measures shall be retained thereafter and operated and maintained in accordance with the manufacturers' instructions.

Reason: To maximise the opportunities for sustainable design.

22. Upon first occupation of the development the Green Travel Plan submitted pursuant to condition 25 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 7 May 2009 shall be carried out and implemented in accordance with the requirements of the Highway Authority's Business Travelwise Officer.

Reason: To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with PPS1 and PPG13.

23. The number of resident bed spaces at the nursing home shall be no more than 65.

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

24. The following windows shall be obscured glazed and fixed shut (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed):-

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i) the ground and first-floor windows in the west side of the replica villa fronting Shelley Road;
ii) the ground and first-floor windows in the north and south sides of the replica villa fronting Tennyson Road;
iii) the three first floor windows in the north elevation of the building (and glazed link) facing the south side of Tennyson Road; and
iv) the first floor window in the east side of the building facing the rear (west) of Tennyson Road.

Thereafter, the windows shall not subsequently be altered in anyway 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.

25. Prior to occupation of the development the signage details and road markings delineating the one-way system for vehicular traffic through the site, and highlighting the one-way system within the public highway for those exiting the site onto Tennyson Road, shall be carried out in accordance with the details submitted pursuant to condition 29 of WB/08/0928/FULL and agreed by the Local Planning Authority by letter dated 7 May 2009.

Reason: In the interests of highway safety.

26. The wheel-washing facility approved pursuant to condition 30 of WB/08/0928/FULL shall be retained and implemented throughout the course of construction works on the site.

Reason: In the interests of highway safety.

INFORMATIVE

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking requirements for development

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The South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC2 - Climate Change
CC4 - Sustainable Design and Construction
CC5 - Supporting an Ageing Population
CC6 - Sustainable Communities and Character of the Environment
NRM5 - Conservation and Improvement of Biodiversity
NRM11- Development Design for Energy Efficiency and Renewable Energy
SP3 - Urban Focus and Urban Renaissance
T4 - Parking
W2 - Sustainable Design, Construction and Demolition

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.