Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0895/FULL

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

Mr R Smart
Smart Design
73 The Avenue
Sunbury-on-Thames
Surrey
TW16 5HZ

PROPOSAL: Construction of two-storey, 4 bedroomed detached house, with alterations to existing dwelling.

LOCATION : 121 Upper Brighton Road Worthing

DATE REGISTERED 26th August 2008

APPLICANT : Mr A Gedling

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 0407/09, 0407/07 and 0407/08A 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.

2. No development shall take place until details of boundary walls and fences, including making good, and alterations to the existing front boundary wall fronting Pines Avenue have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such walls and fences as may be agreed have been erected.

   Reason: In the interests of amenity.

[redacted]

Dated : 21st October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The dwelling hereby permitted shall not be occupied until the parking spaces and garages to serve both the existing and proposed dwellings shown on the approved plans have been provided and constructed. The parking facilities and garages so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

4. Secure cycle parking facilities shall be provided within the curtilage of the dwelling, 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 dwelling hereby approved being occupied.

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

5. The building shall not be occupied until the enlarged crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority. The enlarged access shall be constructed to provide the visibility splays and sightlines shown on the approved plan. Thereafter the said sightlines and 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 and until there is available within or adjacent to the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

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

7. No development shall be carried out on the site unless and until provision is available within or adjacent to the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwelling shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of residential and visual amenity.

9. 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.

10. 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.

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

11. 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 dwelling and the detached garage 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.

12. Prior to the commencement of the development hereby permitted, detailed drawings (at a scale of not less than 1:20) of the proposed windows (including their style, materials, cills and heads) and the chimney on the south side of the dwelling, shall be submitted to and agreed in writing with the Local Planning Authority and such details as may be agreed shall be fully completed prior to the development being occupied.

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

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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 side elevations of the 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. 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.

15. Prior to first occupation of the new dwelling hereby permitted the existing detached garage and single-storey extensions to No. 121 Upper Brighton Road shown on the approved drawing as being removed shall be demolished and the debris cleared and removed from the site.

    Reason: To provide the existing dwelling with a satisfactory private rear garden and in the interests of visual amenity.

INFORMATIVES

1. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring occupiers and without detraction from highway safety.

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2. The applicant is advised that the crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. Patching (01903) 878500).

3. 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
NE1 - Level of residential and employment development

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.