Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0607/FULL

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

Monica Russell and Keith Russell
17 Haynes Road
Worthing
West Sussex
BN14 7JY

PROPOSAL: Revisions to scheme for 2 dwellings (approved under WB/07/0385/FULL) consisting of amended siting of dwellings and fenestration alterations including additional windows in north, east and west elevations and alterations to provide clear-glazing, openable full-sized windows.(under construction)

LOCATION : Garages rear of 174 - 178 Brougham Road

DATE REGISTERED 26th June 2008

APPLICANT : Monica Russell and Keith Russell

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. BRO.PL.01, BRO.PL.02, BRO.PL.03 and BRO.PL.04 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The materials and finishes to be used for the external walls and roof of the buildings shall consist of those agreed under WB/07/0385/FULL by letters dated 25th January 2008 and 28 April 2008, unless otherwise approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

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Dated : 18th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No dwelling shall be occupied unless and until the walls and fences shown on the approved drawings have been provided, the walls/buttresses painted to match the colour of the lime render on the main house and the timber fences stained a mid or dark brown colour, as agreed under WB/07/0385/FULL by letter dated 28 April 2008; unless otherwise approved in writing by the Local Planning Authority.

   Reason: In the interests of amenity.

3. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

4. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking facilities have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity.

5. 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.

6. The development hereby permitted shall not be occupied until trees and/or shrubs of a species and a density to be approved in writing by the Local Planning Authority have been planted adjacent to the east, west and north boundaries of the site. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting, they 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 building.

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

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7. 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 elevations of the dwellings 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no extensions or outbuildings (including conservatories and sheds) shall be erected/placed within the curtilage of the site except with the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and because a more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects.

9. Secure, covered cycle storage facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority. Such agreed facilities shall be provided on site prior to the dwellings hereby approved being occupied.

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

10. The development hereby permitted shall not be occupied unless and until a scheme for the disposal of surface water has been provided in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that the proposed development is satisfactorily drained.

11. The dwellings hereby approved shall not be occupied until the drive from Brougham Road has been constructed and surfaced in accordance with a specification which shall first be agreed in writing with the Local Planning Authority. Further, before the dwellings are occupied, a sign shall be placed near/at the entrance to the drive from Brougham Road stating that the drive is in constant use serving the two dwellings. Details of such a sign and its position shall be submitted to and agreed in writing by the Local Planning Authority and when erected shall be permanently retained thereafter.

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

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12. The dwellings hereby permitted shall not be occupied until precise details of the construction of the covered parking area, showing the edge of the roof recessed back not less than 100mm from the main front (south) elevation of the dwellings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

Informatives

1. The applicant is advised that the Sussex Police (Crime Prevention Design Advisor) recommends that all external glazing to the proposed dwellings, including the inner courtyards, is carried out using laminated glass. The main front doors should conform to PAS024. All external windows should accord with BS7950. The inner courtyard folding doors should be secured to conform to BS8220, using locks to BS3621, including hinge bolts.

2. 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.