Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr T Goldsmith
184 South Farm Road
Worthing
West Sussex
BN14 7AY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0069/FULL

Details of Development
FORMATION OF A VEHICLE HARDSTANDING AND CROSSOVER.

Location of Development
184 SOUTH FARM ROAD WORTHING WEST SUSSEX BN14 7AY

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 9th February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/08/2011

Contd. ...

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or result in harm to highway safety. It would consequently not conflict with the saved Policies H16, H18 and TR9 of the Worthing Local Plan and the Core Strategy Policies 15 and 16.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans and details:-

Drawing Numbers: Site location, Site layout as amended 28 July 2011.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The hard surface(s) hereby approved shall be constructed and thereafter retained using only permeable material(s) and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surface(s) to a permeable or porous area or surface within the curtilage of the site.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1 and Policy 15 of the Worthing Core Strategy.*

04. Surface water and material forming the hard surfacing to the driveway shall not drain or encroach onto the highway.

Reason: *In the interest of highway safety.*

05. The access with the highway shall not exceed 4.8 metres in width.

Reason: *In the interest of highway safety.*

Contd. ...

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure exceeding 0.6 metres in height shall be erected or constructed within 0.5 metres of the boundary with South Farm Road without prior written consent of the Local Planning Authority in application on that behalf.

Reason: *In order to ensure adequate visibility for the safety and convenience of users of the highway.*

07. Notwithstanding the provisions of condition 6, a picket line fence shall be maintained along the front boundary with the highway, excepting the 4.8 metre wide vehicle access.

Reason: *In order to maintain the character and appearance of the locality in accordance with Policy 16 of the Worthing Core Strategy.*

Informatives / Notes to Applicant

01. 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. (01903) 878500).