Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0443/FULL

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

Mr J Cox
Taylor Cox Associates
27A Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Construction of part two storey part single storey contemporary 3 bedroom dwelling in rear garden with alterations to existing access.

LOCATION : 10 Arundel Road Worthing

DATE REGISTERED 7th June 2010

APPLICANT : Mr and Mrs P Skelding

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans 03/10 (Tree Protection Plan); 09/110/01-E; 09/110/02-F; and Tree report, comprising Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan 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 five 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 : 27th September 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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 upper floor of the west or east 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 in accordance with Saved Worthing Local Plan policies H18 and RES7.

3. The development shall not be occupied unless and until a suitable certificate from an accredited assessor has been received by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or the equivalent of any successor.

   Reason: To ensure the development optimises the potential for sustainable design in accordance with Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement and Planning Policy Statement 3: Housing.

4. No dwelling shall be occupied until the parking spaces and turning space shown on the approved plans have been provided and constructed. The parking facilities and turning space so provided shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway in accordance with Planning Policy Statement 3: Housing and PPG: 13; Transport.

5. The development hereby permitted shall not be occupied unless and until the supplementary buffer and screening to front of No 10 Arundel Rd and site boundaries shown on the approved drawings has been provided. They shall be retained thereafter.

   Reason: To protect the amenities and privacy of the occupiers of No 10 Arundel Road and adjoining properties in accordance with Saved Worthing Local Plan policies H18 and RES7.

6. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

   Reason: In accordance with the principles of Planning Policy Statement 1: Delivering Sustainable Development ; Planning Policy Statement 3: Housing and PPS25: Development and Flood Risk).

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7. Notwithstanding the submitted drawings, the development shall not commence unless and until architectural details have been submitted to and approved by the Local Planning Authority. These shall include details of:-

a) external doors
b) external windows
c) cornice/eaves /roof overhang
d) green wall

The development shall not be built other than in full accordance with any such approval.

Reason: In the interest of visual amenity to accord with Saved Worthing Local Plan policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

8. The development hereby approved shall not be occupied unless and until the vehicular access arrangements are provided as shown in the approved drawings, subject to the widening of the existing vehicular access to 5 metres, and the sightlines and visibility splays shall be retained thereafter to ensure that no structure or erection exceeding 0.6 metres in height conflicts with the said sightlines and visibility splays.

Reason: In the interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

9 No construction work shall be carried out on the site unless and until there is available within 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 interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

10. 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 in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

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11. No development shall be carried out on the site unless and until provision is available within 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 interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

12. 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 or outbuilding added unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: In the interests of visual and neighbour amenity in accordance with Saved Worthing Local Plan policies H18 and BE1.

13. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction and wheel washing of construction vehicles has been submitted to and agreed in writing by the Local Planning Authority, in accordance with BRE: Control of dust from construction and demolition activities: BRE465, as appropriate. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Local Plan Policies H18 and RES7.

14. 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 in accordance with Saved Worthing Local Plan Policies H18 and RES7.

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15. The landscaping of the development and the protection of the existing trees during the course of the development shall be carried out in strict accordance with the approved plans and Tree report, comprising Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. All planting, seeding or turfing comprised in the above shall be carried out in the first planting and seeding seasons following the occupation of the dwelling 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. Details of all hard landscaping and the boundary treatments shall be submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

16. Except as where expressly indicated otherwise by reason of any other condition imposed on this planning permission, the development shall be built strictly in accordance with the approved drawings.

    Reason: To ensure the quality of the development is maintained in the interest of proper planning and for the avoidance of doubt.

17. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. 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: As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with PPS23 : Planning and Pollution Control ;Worthing Local Plan Policy RES7.

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WB/10/0443/FULL

INFORMATIVES

Reason for Approval

The principle of residential development on this site was accepted in the previous outline permission for two chalets but this has since lapsed and national policy in the form of Planning Policy Statement 3: Housing no longer lends priority to such development.

However, the proposal does make efficient use of a deep garden, helps satisfy a need for family housing and enjoys an acceptable level of accessibility. The dwelling is modest in scale and sensitively designed, sited and screened to avoid unacceptable neighbour harm and provides a good standard of accommodation for future occupiers. Vehicular access is very similar to that previously approved and is supported by the Highways Agency, subject to widening.

Whilst there may be concerns over the principle of tandem development the contemporary design is satisfactory and the scheme is not conspicuous in the streetscene. It incorporates welcome green features and the impact on the wider green space would not be unacceptable and significantly less than the previous outline consent for two dwellings.

On this basis, the application is supported subject to suitable conditions to safeguard the environment, amenity and safety.

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 set out below, and to all relevant material considerations, including National Planning Policy and Guidance:

Saved Worthing Local Plan Policies

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Worthing Submitted Core Strategy Policies 7, 8 and 9.

Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement: Planning Policy Statement 3: Housing: and Planning Policy Guidance13: Transport

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.