Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1126/FULL

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

Banner Homes
Peharth House
Otterbourne Hill
Otterbourne
Hants
SO21 2EL

PROPOSAL: Amendments to the siting of the approved development for the construction of a block of thirteen two bedroom flats and one three bedroom flat on 4 floors, underground car parking with provision of 14 spaces. (WB/06/1298/FULL refers).

LOCATION : Linden Lodge 2 Tennyson Road Worthing

DATE REGISTERED 10th September 2007

APPLICANT : Banner 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. 01A, 5713/BAN/EXT01 and 077/5713/BAN/PLANNING/01/D, 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.

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Dated : 6th February 2008

Assistant Director (Planning Services)

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

2. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building authorised by this permission is commenced.

   Reason: In the interests of highway safety.

3. 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.

4. 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.

5. 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.

6. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted.

   Reason: In the interests of visual amenity

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7. Before any of the dwellings hereby permitted are occupied, waste/dustbin enclosure(s) shall be provided on the site in a position and in accordance with details to be submitted to and approved in writing by the Local Planning authority.

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

8. All first and second floor windows in the north and east elevations of the building hereby approved shall be, at all times, obscure glazed up to a minimum height of 1.65 metres above the respective floor levels and shall be non-opening unless details are submitted and approved in writing with the Local Planning Authority for restricted opening to avoid overlooking to adjoining properties.

   Reason: To protect the amenities of adjoining residents.

9. No dwelling shall be occupied until the car parking spaces and cycle parking facilities and access thereto as shown on the approved plans have been provided and constructed. The car parking and cycle parking facilities so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

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

10. Prior to the commencement of development, precise details, at a scale of not less than 1:20 of all fenestration, balustrading, dormer windows and the decorated eaves shall be submitted to and shall be approved in writing by the Local Planning Authority. The building shall be constructed incorporating such approved details.

    Reason: In the interest of visual amenity.

11. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. 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.

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12. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

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

13. Clean, uncontaminated rock, subsoil, brick, rubble, crushed concrete and ceramic only shall be permitted as infill material.

    Reason: To prevent pollution of controlled waters

14. If, during development any visibly contaminated or odorous material not previously identified is found to be present at the site, it shall be investigated. The Local Planning Authority shall be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement detailing how this unsuspected contamination will be dealt with which shall be agreed in writing with the Local Planning Authority and fully implemented on site.

    Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters

15. The method of controlling ground water at the site during construction shall be carried out in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to any development commencing on site.

    Reason: The site lies upon the Chalk and the groundwater table will be potentially encountered when developing the underground car park. Unless groundwater is controlled, it will become contaminated. In certain circumstances this may require consent from the Local Planning Authority which could necessitate further investigations on behalf of the applicant.

16. Prior to commencement of the development, details of the proposed slab levels of the buildings(s) and the existing site levels shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels.

    Reason: In order to secure a satisfactory form of development having regard to the topography of the site.

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WB/07/1126/FULL

INFORMATIVES

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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality 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.