Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1120/FULL

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

Planning Issues Ltd
Churchill House
6 Chertsey Road
Byfleet
Surrey
KT14 7AG

PROPOSAL: Redevelopment of the site to provide 38 sheltered apartments for the elderly including ancillary lodge managers accommodation, communal facilities, access, car parking and landscaping.

LOCATION : Land at 50-56 Bolsover Road Worthing

DATE REGISTERED 20th September 2007

APPLICANT : Churchill Retirement Living (CRL)

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Planning Statement, the Design and Access Statement, the Transport Statement and Drawing Nos. CRL:20023WT:P001 Rev. F, 2 Rev. E, 4 Rev. E, 5 Rev. E, 6 Rev. E and 8 Rev. K 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 : 15th March 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The residential accommodation hereby approved shall at all times be occupied as category II sheltered accommodation for the elderly as defined in Ministry of Housing and Local Government Circular 82/69 "Housing Standards and Costs; Accommodation Specially Designed for Old People". The occupiers of the residential accommodation, with the exception of any house manager, shall be at least 55 years of age.

   Reason: To accord with the terms of the development and ensure satisfactory car parking provision.

3. Before the development hereby permitted is commenced the developer shall obtain the Local Planning Authority's written approval of the details of (i) the existing and proposed ground levels and (ii) the proposed finished ground floor levels of the buildings and the development shall be carried out in accordance with the approved details.

   Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and its relationship with adjoining development.

4. No development shall commence until details of the screen walls and fences including acoustic fence to No. 48A have been submitted to and approved in writing by the Local Planning Authority. No apartment shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: To protect the residential amenities of neighbouring properties.

5. No apartment shall be occupied until a Travel Plan has been provided for residents in a manner to be agreed in writing with the Local Planning Authority and until the car parking spaces, covered cycle facilities and buggy storage buildings shown on the approved plans have been provided and constructed and, thereafter, retained at all times in accordance with details to be submitted to and agreed in writing with the Local Planning Authority. The facilities so provided shall not thereafter be used for any purpose other than that specified and agreed.

   Reason: To ensure that adequate provision is made for parking vehicles and alternative means of transport within the site.

6. Notwithstanding the submitted plans, the development hereby permitted shall not commence until a car parking layout including details of 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 laid out and surfaced only in accordance with such details as may be agreed.

   Reason: To clarify the proposed car parking proposals in the interests of protecting the appearance of the site and visual amenities of the area.

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7. No apartment shall be occupied until the 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.

   Reason: In the interests of highway safety.

8. No apartment shall be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than as a turning area.

   Reason: In the interests of highway safety.

9. No construction work shall commence 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 interests of highway safety and visual amenity.

10. No development shall commence 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 interests of highway safety and visual amenity.

11. 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 other construction work authorised by this permission is commenced.

    Reason: In the interests of highway safety.

12. No apartment shall be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

    Reason: In the interests of highway safety.

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13. No apartment shall be occupied until all existing accesses to the site have been stopped up permanently and the footway fully reinstated to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

14. With the exception of work in connection with the construction of the access to serve the development, no work shall be undertaken on the site until the said access has been constructed in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

15. 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.

16. 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.

17. No development shall commence 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.

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18. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roof of the building has 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.

19. The upper floor windows in the east facing elevation of the building hereby approved shall be non-opening and obscure glazed and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

    Reason: To protect the privacy of the adjacent property.

20. No apartment shall be occupied until drying areas, dustbin enclosures and domestic waste recycling facilities are provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: To provide necessary facilities for residents and to safeguard the appearance of the development and the amenities of the area.

21. No apartment shall be occupied until cycle parking has been provided in accordance with details to be submitted and approved by the Local Planning Authority.

    Reason: To provide for more sustainable forms of transport.

22. No apartment shall be occupied until all of the additional amenity space shown on the submitted plans has been provided to the written satisfaction of the Local Planning Authority in accordance with the approved landscaping condition.

    Reason: To ensure that amenity space is available for residents upon first occupation.

23. No lighting on the building or within the curtilage shall be installed without the written approval of the Local Planning Authority.

    Reason: To protect the residential amenities of neighbouring properties.

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24. 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 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with the Development Plan Policies and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

25. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

    Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development.

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance. The development accords with the Inspector's findings in the appeal decision. The building would have a form, scale, design and massing in sympathy with the character of Bolsover Road. It would not detract from the setting of field Place. The scheme addresses concerns of neighbour impact, particularly in relation to 48A Bolsover Road. The applicant has submitted a legal agreement to make the necessary financial contributions towards affordable housing, transport, open space and fire service infrastructure. The position of the building would not harm the adjacent trees to the west. The development would provide adequate access and an appropriate level of car parking for the type of residential use and its location.

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H14 - Sheltered and Retirement Accommodation
H18 - Amenity of Residents

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LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE2 - Suburban Intensification
BE3 - Suburban Renewal
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC5 - Supporting an Ageing Population
CC6 - Sustainable Communities and Character of the Environment
H4 - Type and Size of New Housing
H5 - Housing Design and Density
T2 - Mobility Management
T4 - Parking
T5 - Travel Plans and Advice

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.