Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1105/ARM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Approval of Reserved Matters pursuant to Outline Planning Permission WB/07/0409/OUT for the demolition of existing garage and construction of one detached dwelling house.

LOCATION : Land at 74 Arundel Road Worthing

DATE REGISTERED 3rd October 2007

APPLICANT : Mr S Myers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/340/01 and layout, site and block plan deposited on 3rd October 2007, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT APPROVAL OF RESERVED MATTERS subject to the following conditions:-

1. The dwelling hereby permitted shall not be occupied until the proposed density of the shrub planting indicated on the approved plan between the new dwelling and No. 25 Cheviot Close, and between the new dwelling and No. 74 Arundel Road, has been agreed in writing by the Local Planning Authority. Thereafter, the planting shall be carried out fully in accordance with the agreed details.

   Reason: In order to safeguard the amenities of No. 25 Cheviot Close, No. 74 Arundel Road and the proposed dwelling.

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Dated : 26th November 2007

Assistant Director (Planning Services)

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

2. The dwelling hereby permitted shall not be occupied until the proposed siting and density of the shrub planting indicated on the approved plan alongside the proposed driveway from Cheviot Close into No. 74 Arundel Road, has been agreed in writing by the Local Planning Authority. Thereafter, the planting shall be carried out fully in accordance with the agreed details.

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

3. The bathroom window on the west elevation (first floor) of the dwelling hereby permitted shall be obscure glazed and non-opening 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: In order to safeguard the amenities and privacy of No. 25 Cheviot Close.

4. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwelling from noise from Arundel Road (A27) has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before the dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwelling.

5. Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the roof of the proposed dwelling shall not be extended or externally altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of adjoining occupiers.

6. No access or egress shall be formed to/from the new dwelling from Cheviot Close.

   Reason: To safeguard the residential amenities of the occupiers of No. 25 Cheviot Close.

INFORMATIVES

1. The applicant's attention is drawn to the fact that all conditions imposed upon outline permission WB/07/0409/OUT remain valid.

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2. This planning permission has been granted subject to the conditions listed above and also those imposed upon outline permission WB/07/0409/OUT. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Linda Norton on 01903 221421 who is the Case Officer for this application.

3. 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

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.