Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1256/FULL

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

Preston Rubin Associates
Jinkes Farm
Park Lane
Warmington
Ashington
West Sussex
RH20 3AN

PROPOSAL: Construction of a chalet bungalow and alterations and additions to Normandy Lodge. (Re-submission of WB/07/0506/FULL).

LOCATION : Normandy Lodge Wellingham Lane

DATE REGISTERED 12th October 2007

APPLICANT : Mr and Mrs D Pyart

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 9721/3B, 9721/30A, 9721/31A, 9721/32, 9721/33, 9721/34, 9721/35, 9721/37, 9721/38A, 9721/35SK, 9721/36SK, 9721/37SK and supporting documentation, 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.

Cont.....

Dated : 14th January 2008

Assistant Director (Planning Services)

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

2. The windows on the upper floor of the north elevation and the toplight of the kitchen on the ground floor of the north elevation of the dwelling hereby permitted shall be obscure glazed and non-opening and they 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 amenities and privacy of the occupiers of the adjoining property.

3. 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 north, 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.

4. The new dwelling hereby permitted shall not be occupied until all of the amenity space and boundary treatment shown on the submitted plans has been provided to the written satisfaction of the Local Planning Authority.

   Reason: To ensure adequate amenity space is provided.

5. 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 to a standard of at least level 2 as set out in the Government's Code for Sustainable Homes or as otherwise agreed with the Local Planning Authority; 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, ground thermal 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 in accordance with West Sussex Structure Plan Policies DEV1 and ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; PPS10 Planning for Sustainable Waste Management; PPS1: Delivering Sustainable Development; Supplement Planning and Climate Change.

Cont.....

6. The new dwelling hereby permitted shall not be occupied until provision for car parking has been made within the site for the new dwelling and existing bungalow in accordance with the approved plans. Such provision shall thereafter be retained.

   Reason: To ensure that adequate provision is made for the parking of vehicles clear of adjacent highways.

7. The development shall not be occupied unless and until the space shown on the approved drawing for the turning of vehicles clear of the public highway has been provided and this space shall not thereafter be used for any purpose other than as a turning area.

   Reason: In the interests of highway safety.

8. The development shall not be commenced unless and 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 for surface water drainage.

   Reason: To ensure sustainable drainage and to prevent flooding.

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 interests of highway safety and visual amenity.

10. 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 interests of highway safety and visual amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the new dwelling shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual and neighbour amenity.

Cont.....

12. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction in accordance with control of dust from construction and demolition activities BRE/PTI Feb 2003 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.

13. 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.

14. 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 boundary treatments, 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. For avoidance of doubt the Judas and Laurel trees on the northern boundary shall be retained and shall not be felled or pruned unless otherwise agreed by the Local Planning Authority. 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.

15. The development shall not commence unless and until a scheme for the protection of the Judas and Laurel trees on the northern boundary has been submitted to and approved by the Local Planning Authority and the development shall not be carried out other than in full accordance with any such approval. Such a protection scheme shall include measures to protect the trees from damage during construction/demolition and the design of and method of construction of the development foundations.

    Reason: In the interest of visual and neighbour amenity.

Cont.....

16. The development shall not commence unless and until a scheme has been submitted to and approved by the Local Planning Authority to:-

    a) secure visibility sightlines at the junction of Wellingham Lane and Salvington Hill;
    b) retain thereafter the said sightlines.

    Reason: In the interests of highway safety whilst safeguarding the semi-rural character of Salvington Hill.

17. The new dwelling shall not be occupied unless and until the alterations to existing house as shown in the approved plans have been fully completed.

    Reason: To ensure a satisfactory visual and amenity relationship between the new and existing dwellings.

18. 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.

19. The new dwelling shall not be built other than partly below surrounding, existing ground levels as shown in the approved plans.

    Reason: In the interests of visual and neighbour amenity.

INFORMATIVES

1. The Council was mindful of local residents concerns but considered the principle of more intensive use of the urban area should be supported and the scheme would contribute to meeting housing requirements. The revised scheme successfully addressed previous concerns over impact to neighbour amenity, design and character and the inadequacy of the Wellingham Lane/Salvington Hill junction and was otherwise generally satisfactory. Previous concerns over fire safety had now been resolved. Following re-consultation with the Highway Authority, it was established that the width of Wellingham Lane close to the junction with Salvington Hill was acceptable. Accordingly, the proposal was supported, subject to appropriate conditions.

2. 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:

Cont.....

WB/07/1256/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
RES7 - Control of Polluting Development

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development

Supplementary Planning Guidance

PPS1 : Delivering Sustainable Development
PPS3 : Housing
PPG13 : Transport
PPS22 : Renewable Energy

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.