Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1426/FULL

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

W T Rathbone
365 Tarring Road
Worthing
BN11 5JL

PROPOSAL: Installation of vehicular crossover.

LOCATION : 365 Tarring Road Worthing

DATE REGISTERED 20th November 2007

APPLICANT : W T Rathbone

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the plans deposited on 20th November 2007, 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 : 14th January 2008

Assistant Director (Planning Services)

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

2. The vehicular access hereby permitted shall be laid out to provide pedestrian visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   These splays shall be:-

   (1) 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary,

   No other work shall be carried out on the site or use of the access carried on until the above-mentioned sight lines and splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

3. The use of the vehicular access hereby permitted shall not be carried on 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.

4. The development hereby permitted shall not be implemented unless and until details of soft landscaping and details of the boundary walls and piers to be retained have been submitted to and approved in writing. Thereafter the development shall be carried out in accordance with the details as approved and shall not be altered without the prior approval of the Local Planning Authority in an application on that behalf.

   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 completion of the development. 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.

   Reason: In the interests of visual amenity and to ensure a high quality environment.

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:

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WB/07/1426/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision

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.