Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0187/FULL

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

Mr Matthew Naish
19 Valencia Road
Worthing
West Sussex
BN11 4QD

PROPOSAL: Single storey side/rear extension and alterations to provide one additional studio apartment.

LOCATION : 31 Broadwater Road Worthing

DATE REGISTERED 30th March 2009

APPLICANT : Mr Andy Freeman

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the location and site plan deposited on 14th May 2009, part plan to show boundary distance detail 1:50 deposited on 14th May 2009, revised elevations deposited on 14th May 2009, revised elevations – eaves to line through with extension at 29 deposited on 14th May 2009, additional plans dated 14th May 2009, rear garden plan 1:100 dated 12th May 2009 and indicative garden scheme deposited 14th May 2009 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 : 1st June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

   Reason: In the interests of visual amenity.

3. The new unit of accommodation hereby permitted shall not be occupied until there has been submitted to, and approved by, the Local Planning Authority, a hard and soft landscaping and outdoor amenity scheme. This scheme shall provide a schedule and details (together with metric dimensions) of the outdoor facilities in the rear and north side amenity areas as shown on the indicative plan submitted with the application and marked up as 'additional plans' dated 14th May 2009, as well additional facilities in the rear, north side, and frontage areas of the site, and shall be carried out, constructed, provided, and erected on site in accordance with the approved details and maintained as such thereafter to the satisfaction of the Local Planning Authority. The approved details of the hard and soft landscaping shall be carried out in the first planting and seeding season, following the occupation of the new unit of accommodation or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of 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 interest of amenity and of the environment of the development.

4. The unit of accommodation hereby permitted shall not be occupied unless and until a schedule and details (including elevations and floor plans at a scale of 1:100 of the stores and a site plan at a scale of 1:200 indicating the position of the stores on site) of covered secure refuse and cycle stores to serve that unit has been submitted to and approved by the Local Planning Authority. The cycle store shall be of a size to comfortably accommodate one cycle and the bin store 2 x 140 litre refuse and recycling wheelie bins, and the stores shall be constructed, provided, and erected on site in accordance with the approved details and maintained as such thereafter to the satisfaction of the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the storage of bins and cycles.

   Reason: To ensure that adequate and satisfactory provision is made for alternative means of transport other than private motor car in accordance with PPG13: Transport and in the interest of hygiene.

5. This permission relates to the plans as submitted and amended by substitute plans deposited 14th May 2009 and 28th May 2009.

   Reason: For the avoidance of doubt.

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6. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: In the interests of amenity.

7. No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors vehicles, buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

   Reason: To avoid undue congestion of the site and consequent obstruction to access.

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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES7 - Control of Polluting Development
SC1 - Facilities acceptable in District and Neighbourhood Centres
TR9 - Parking Requirements for Development

South East Plan

CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
H6 - Making Better Use of the Existing Stock
RE4 - Human Resource Development
SP4 - Regeneration and Social Inclusion

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WB/09/0187/FULL

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.