Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0282/FULL

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

ADCS Ltd
17 Springfield Gardens
Worthing
West Sussex
BN13 2DF

PROPOSAL: Demolition of existing outbuildings and workshops and construction of 7 dwellings comprising of 4 x two bedroom dwellings, 1 x one bedroom dwelling, 1 x one bedroom apartment and 1 x two bedroom maisonette.

LOCATION : Land rear of 14 - 22 New Street Worthing

DATE REGISTERED 31st March 2008

APPLICANT : Promutual Group LLP

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1137/PO1; 1137/PO2; 1137/PO3 Rev. B; 1137/PO4 Rev. C and 1137/PO5 Rev. C, 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 : 6th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The dwellings hereby permitted shall not be occupied until secure, covered provision for cycle storage has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the storage of cycles.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

3. The dwellings shall not be occupied until the existing vehicular access to the site from New Street has been stopped up permanently and vehicular access prevented by the introduction of bollards or gated railings, and the adjacent footway reinstated to full height in accordance with a specification to be obtained from the Highway Authority and in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

4. The development hereby permitted shall not commence unless and until a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved, the criteria for proof being a satisfactory soakage test in accordance with BRE Digest 365 (1991).

   Reason: To ensure that the development is satisfactorily drained.

5. No construction work shall be carried out on the site unless and until there is available, 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.

6. 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.

Cont.....

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwellings hereby permitted 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 residential amenity.

8. 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.

9. 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. 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.

10. 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 roofs of the proposed buildings 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.

11. Prior to the commencement of the development precise details of the design and external materials and finishes of the suspended dormers, porches, doors and conservation type rooflights; and the position of service meter boxes; shall be agreed in writing with the Local Planning Authority and such details as may be agreed shall be fully completed prior to the dwellings being occupied.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

Cont.....

12. Prior to the commencement of development details of the windows (in all the dwellings hereby permitted) including their material, method of opening, style and thickness of frame and the arrangement of glazing bars, set back off the frame from the external wall face, cills and forms of masonry arches and window heads and quoins, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

    Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

13. 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 walls or roofs of the proposed dwellings without the prior permission of the Local Planning Authority in an application on that behalf.

    Reason: In the interests of residential and visual amenity.

14. Before any of the dwellings hereby permitted are occupied, a roofed dustbin enclosure(s) shall be provided within the courtyard in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: To safeguard the appearance of the development and the amenities of the area.

15. This permission relates to the amended plans received on 28th April 2008 and not to the plans originally submitted.

    Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

16. 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.

Cont.....

Reason: To maximise the opportunities for sustainable design in accordance with West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio-Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

17. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

(i) the submission of a scheme for the investigation of potential ground contamination;

(ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

(iii) the completion of a site investigation in accordance with any scheme as may be agreed;

(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

18. 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.

19. 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.

Cont.....

20. Prior to the commencement of the development a panel of flint work comprising coursed flint cobbles and indicating the colour, texture and pointing style of the mortar, shall be constructed on the site for the approval in writing of the Local Planning Authority. The development shall thereafter be constructed only in accordance with the panel which shall be retained on site until such work has been completed.

Reason: To ensure a satisfactory appearance on completion of the development.

21. The development shall not commence unless and until suitable and timely provision has been made to the written satisfaction of the Local Planning Authority for the upgrading of the local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

Reason: To ensure the development meets the travel needs it generates and minimizes harmful impacts in accordance with West Sussex Structure Plan Policies DEV3 and DEV4.

INFORMATIVES

1. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local environment or resulting in harm to the character or appearance of the Marine and hinterland Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking Requirements for Development
RES9 - Contaminated Land

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision

Cont.....

ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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.

3. West Sussex County Council is the Local Transport Authority responsible for the Local Transport Plan which sets out the transport strategy for the county including Worthing and Related implementation programmes. This includes provision to accommodate the cumulative harmful effects of new development on the transport network and transport conditions. In part, the programme relies on and anticipates external funding and developers undertaking appropriate works in kind to secure this. In accordance with adopted Worthing Borough Council Supplementary Planning Guidance Parking Standards & Transport contributions and West Sussex County Council Supplementary Planning Guidance Revised County Parking Standards and Transport Contribution Methodology a financial sum of £3,560 would represent a suitable and proportionate contribution from this proposal to the development and implementation of such a programme for the local area in view of the development's harmful impacts on the local transport network and local transport conditions. This financial contribution should be secured by a planning obligation in the form of a unilateral undertaking. Alternatively, at the discretion of the Local Planning Authority, any necessary works as may be agreed with the Local Planning Authority and Local Transport Authority may be undertaken in kind by the developer under appropriate license and authorization. All communication in respect of the above with a view to discharge of condition 21 shall be through the Local Planning Authority.