Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 2

Suffix:

Property Name:

Address Line 1: Lansdowne Road

Address Line 2: Marine

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN11 4LY

Description of site location must be completed if postcode is not known:

Easting (x): 513840

Northing (y): 102811

Description

The development site (Grid Reference: TQ 513840 102811) measures 0.1 hectares (ha) and is located towards the centre of the town of Worthing in West Sussex. The site is bound by Lansdowne Road to the south and Heene Road to the east. The site is located on the Northern side of Lansdown Road, at the junction with Heene Road, Worthing and contains a detached building surrounded by a cultivated garden containing vegetation and mature trees. The site is located within the Heene Conservation Area.

Applicant Details

Name/Company

Title

Mr

First name

Joe

Surname

Jackson

Company Name

Lizard Landscape Design Limited

Address

Address line 1

Lizard Landscape Design and Ecology

Address line 2

34 South Street

Address line 3

Tarring

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

BN14 7LH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Detached 4 bedroom dwelling house with new access, parking space, bicycle store and bin area.

Reference number

AWDM/1790/21

Date of decision (date must be pre-application submission)

13/01/2022

Please state the condition number(s) to which this application relates

Condition number(s)

4.
The development hereby permitted shall be undertaken in strict accordance with the Arboricultural Impact Assessment and Method Statement by Lizard Landscape Design and Ecology (reference LLD2402-ARB-REP-001 dated December 2021) together with LLD2402- ARB-DWG-001 – Tree Constraints Plan, LLD2402-ARB-SCH-001 – Existing Tree Schedule and LLD2402-ARBDWG-002 – Tree Retention and Protection Plan.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition should be changed - The proposed tree retention and protection package has been updated as detailed in the attached documentation.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition should be changed - The proposed tree retention and protection package has been updated as detailed in the attached documentation.

The development proposals include building a new domestic dwelling with cycle park and car parking areas and a new driveway on the grounds of the existing property of 2 Lansdowne Road. To facilitate the construction of the driveway the removal of the following two trees is required; T 02 - Fagus sylvatica; C, RPA min. 2.1 m and T 03 Laburnum Sp; U RPA min. 2.1 m. Impacts of Tree Removal The proposed removal of T 02 - Fagus sylvatica; C, RPA min. 2.1 m and T 03 Laburnum Sp; U RPA min. 2.1 m, will cause a minor loss of visual screening of the roadway to the south of the site. Due to the low value and poor condition of T02 & T03 arboricultural negative impacts are minimal. The loss of these two trees will be mitigated within the landscaping proposals. Tree Retention and Protection All other trees on site which have previously been proposed for retention will be fully protected with barriers erected around the area of mature vegetation in accordance with BS 5837; 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The barrier shall be installed, protected and maintained during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees and within the specified Root Protection Areas. The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins. Inappropriate storage of liquids such as fuel, paint or cleaning chemicals might result in spillages with a significant impact upon high-value trees. All such liquids will be stored at least 5.0 m from any RPA, and outside of any RPAs. Bunded containers with spill kits will be required and used to minimise the risk of spillage. This must be present on site before any work starts including ground preparations and tree works.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Joe

Surname

Jackson

Declaration Date

05/03/2024

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Joe Jackson

Date

08/03/2024