Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1307/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Proposed new bungalow on land rear of 32 Offington Lane. (Resubmission of WB/07/0367/FULL).

LOCATION : 32 Offington Lane Worthing

DATE REGISTERED 8th November 2007

APPLICANT : Mr and Mrs Cook

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01, 02 and 03, 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 : 10th December 2007

Assistant Director (Planning Services)

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

2. 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 roof 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.

3. Before any of the dwellings hereby permitted are occupied, refuse and recycling storage facilities shall be provided 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, and in the interest of hygiene and to minimise landfill.

4. The development hereby permitted shall not be built other than in full accordance with the Government's Code for Sustainable Homes, Level 3 or higher and the dwelling shall not be occupied unless and until appropriate certification from a suitable Qualified Practitioner has been submitted to the Local Planning Authority demonstrating full compliance with the said Code level.

   Reason: To ensure the dwelling is built to sustainable design standards in the interest of minimising the dwellings carbon footprint.

5. The new dwelling hereby permitted shall not be occupied until the amenity space shown on the submitted plans has been provided.

   Reason: To ensure future occupiers enjoy suitable amenity space.

6. 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.

7. The new dwelling shall not be occupied until the parking spaces shown on the approved plans have been provided and constructed. The parking facilities so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

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

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8. The access from the site to the public highway shall be built in accordance with suitable plans to be submitted and approved by the Local Planning Authority prior to commencement of works. The access shall be 4.1 metres wide with 2 metre x 2 metre pedestrian splays and the crossover shall be reconstructed to the West Sussex County Council's heavy duty specification. It shall also incorporate a scheme for the reinstatement of the front wall. The above works shall be fully implemented prior to the commencement of construction of the new dwelling.

   Reason: In the interests of highway safety.

9. 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 amenity and to safeguard neighbour amenity.

10. Demolition and construction shall not take place other than in accordance with the measures for dust suppression set out in BRE : DTI Feb. 2003 : BR465 Control of Dust From Construction and Demolition Activities.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

11. 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.

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12. 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 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. This shall include provision for suitable supplementary screen planting on the north, south and east boundaries and a replacement feature tree for the Cedar tree recently felled. 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 supplementary screen planting shall be retained thereafter and any tree lost shall be replaced with a suitable replacement. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

Reason: In the interests of visual and neighbour amenity and of the environment of the development.

13. 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.

14. The development shall not commence unless and until a scheme for surface water drainage utilising soakaways has been implemented and suitable certification submitted to the Local Planning Authority from a suitably qualified person to comply with BRE Digest 365 (1991).

Reason: To ensure satisfactory and sustainable surface water drainage.

15. 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.

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16. 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.

17. Prior to the commencement of development precise details of the finished floor levels and proposed ground levels in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

    Reason: In the interests of neighbour amenity.

18. Notwithstanding the submitted drawings the new dwellings shall not be built unless and until revised details of the west elevation of the gable have been submitted to and approved by the Local Planning Authority to incorporate a bay.

    Reason: In the interest of visual amenity.

INFORMATIVES

1. The Committee was mindful of local concerns but considered the principle of this backland development is acceptable and the scheme will contribute toward meeting housing targets. The revised scheme has successfully addressed the deficiencies of the previously refused proposal in terms of neighbour amenity, design and visual impact. Access and parking are generally satisfactory. Subject to the proposed conditions, the scheme is acceptable.

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

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH7 - Archaeology
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.

National Policy

PPS3 : Housing.
PPS1 : Delivering Sustainable Development.
PPG13 : Transport.