Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1285/OUT

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

Peter Overill Associates
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2 Furze Hill
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East Sussex
BN3 1PA

PROPOSAL: Outline application for the demolition of existing bungalow and detached double garage and construction of a single detached dwelling house with attached 3 car garage.

LOCATION : 107A Grand Avenue Worthing

DATE REGISTERED 17th October 2007

APPLICANT : Ms A Photiades

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 8418/1, 8418/4 and 8418/5 which accompanied the application, is to

GRANT PERMISSION subject to the following conditions:-

1. Approval of the details of the layout, scale, appearance, access arrangements and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

   Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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Dated : 3rd January 2008

Assistant Director (Planning Services)

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

The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Procedures) (Amendment) (England) Order 2006.

2. The development hereby permitted, shall not commence until details of the construction of the foundations of the development in relation to the adjacent protected trees (highlighted on the submitted plans) have been submitted to and approved in writing by the Local Planning Authority. Within the area between the trees and the approved development, the existing ground levels shall neither be raised nor lowered and no materials, plant machinery or surplus soil shall be placed or stored within such areas. Any tree roots encountered within a diameter of 25mm or more shall be left unsevered.

Reason: To ensure that vegetation which is important to the visual amenity and the environment of the area is retained.

3. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has 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.

4. 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.

5. No development shall take place until details of the proposed screen walls and fences surrounding the site, to include a self-locking gate along the pedestrian entrance to the site, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

Reason: In the interests of amenity.

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6. 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. 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.

7. No trenches or pipe runs for services or drains shall be cut or laid within 5 metres of the bole of any existing tree which is to be retained on this or adjoining sites.

   Reason: To protect tree roots from damage which would be likely to lead to the loss of the tree.

8. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building shall not have any windows or openings (other than those shown on the approved plan) installed, or be extended within the roof, unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In order to safeguard the amenities of adjoining properties.

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10. 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.

    Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and 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.

INFORMATIVES

1. A domestic sprinkler system should be provided for the new dwelling, conforming to BS 9251:2005 sprinkler systems for residential properties - Code of practice BS DD 252 Components for residential sprinkler systems - Specification and test methods for residential sprinklers. The Fire Authority should be consulted prior to installation.

2. The Development Control Committee was mindful of the concerns raised by residents. However, it was considered that the proposed replacement dwelling would not result in any significant harm to the local environment, highway safety, or the amenities of neighbouring properties, for the reasons detailed in the Committee report, subject to the conditions imposed.

3. 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

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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
ERA2 - Nature Conservation

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.