Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1282/FULL

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

Peter O'Kang
71 Durrington Lane
Worthing
West Sussex
BN13 2QT

PROPOSAL: Formation of a vehicular access and hard standing.

LOCATION : 71 Durrington Lane Worthing

DATE REGISTERED 1st November 2007

APPLICANT : Peter O'Kang

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the revised plans deposited on 5th December 2007, 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 : 21st December 2007

Assistant Director (Planning Services)

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

2. The vehicular access hereby permitted shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   These splays shall be 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary.

   No other work shall be carried out on the site until the above-mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

3. Notwithstanding the drawings submitted, the existing front boundary wall shall be retained adjacent to the vehicular access in accordance with details which shall firstly be submitted to and approved by the Local Planning Authority and shall remain less than 0.6 metres in height. Thereafter the boundary wall shall neither be removed nor altered without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and in order to safeguard an important feature and contributor to the street scene and the character of the property whilst ensuring visibility onto the highway is not compromised.

4. The development hereby permitted shall not commence unless and until details of the materials to be used for surfacing the car parking facilities and sustainable measures to prevent surface water discharging onto the public highway have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced and drained only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity and highway safety.

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 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

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development
DEV4 - Travel needs and choices

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.