Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0907/FULL

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

M J J Tanner
South Hambye
16 North Lane
East Preston
West Sussex BN16 1DA

PROPOSAL: Conversion and single storey extension to existing church hall to provide a four bedroom detached bungalow with car parking. (Resubmission of WB/08/0432/FULL)

LOCATION : Plymouth Brethren Bulkington Avenue Worthing

DATE REGISTERED 9th February 2009

APPLICANT : J J N Development Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 709-1A, 709-2A and 709-6C, 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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 any elevation of 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.

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[redacted]

Dated : 31st March 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. No dwelling shall 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.

4. The development shall not be occupied unless and until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than as a turning area.

   Reason: In the interests of highway safety.

5. The development shall not be commenced unless and until details have been submitted to and approved in writing by the Local Planning Authority in respect of surface water drainage and the development shall not be built other than in accordance with any such approval.

   Reason: To control surface water drainage and prevent flooding.

6. 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.

7. 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwelling shall not be extended or altered in any way or outbuildings erected unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of neighbour and visual amenity.

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9. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction in accordance with B465 "Control of dust from construction and demolition activities DT1/BRG 2003" 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.

10. 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.

11. 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.

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. 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.

cont.....

13. No development shall commence unless and until architectural details have been submitted in respect of:
    a) Roof ridges and hips
    b) Doors and windows
    c) Eaves
    d) sprocketed rafters
    e) chimney

    The development shall not be built other than in full accordance with any such approval.

    Reason: In the interests of visual amenity and to ensure a high quality of design.

14. The development shall not commence unless and until details of the boundary treatment for the site have been submitted to and approved in writing 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 and visual amenity.

15. The development hereby permitted shall not be built other than in accordance with Level 3 of The Government's Sustainable Homes Code and the approved dwelling shall not be occupied unless and until a certificate from a suitably accredited assessor confirming compliance has been supplied to and approved by the Local Planning Authority.

    Reason: To ensure a high level of sustainability, in particular to improve the energy efficiency of the building and minimise greenhouse gas emissions, reduce demands on natural resources and waste generation and enhance wildlife habitats in accordance with Saved West Sussex Structure Plan Policies DEV1 and ERA2 and Government Policy in PPS9: Bio-diversity and Geological conservation; PPS22 Renewable Energy; PPS1 Delivering Sustainable Development – Climate Change Supplement and PPS10 Planning for Sustainable Waste Management.

INFORMATIVE

1. The Development Control Committee considered that the loss of a community building is regrettable but acceptable due to redundancy and the benefits of providing a new dwelling in a sustainable location. The scheme has been sensitively designed to avoid unacceptable harm to neighbour occupiers and, following negotiations, has achieved a high quality of design. Parking and access are satisfactory and, subject to the conditions imposed, it was considered acceptable.

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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 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
RES7- Control of Polluting Development
TR9 - Parking requirements for development

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV4 - Travel needs and choices
DEV5 - Parking provision
ERA1 - Making the best use of land
ERA4 - Flooding and Coastal Defence
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.