Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0537/FULL

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

Mr Timothy Brennan
Biscoe And Stanton Architects
5 St Johns Place
London
EC1M 4NP

PROPOSAL: Amendment to planning permission WB/06/1121FULL to increase the level of floor space within the approved medical centre by removing the two flats previously proposed at second floor level including elevational changes. Overall residential development now to total 115 units (reduction by two units).

LOCATION : Land Site Corner of Eirene Road and Sea Place up to Eirene Avenue, Eirene Road, Worthing

DATE REGISTERED 15th July 2009

APPLICANT : Mr Alan Simpson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1524:PHC 01, 1524:PHC 02, 1524:PHC 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.

cont.....

[redacted]

Dated : 25th August 2009

Executive Head of Planning, Regeneration and Wellbeing

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

2. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans adjacent to the north and west facing elevations of the building has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

3. Cycle parking shall be provided before occupation of the health centre in accordance with precise details of siting, design and numbers agreed in writing by the Local Planning Authority. Thereafter, the approved cycle facilities shall be retained.

   Reason: To encourage and provide for a non-car mode of transport to and from the site.

4. The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway Eirene Road and the access to the health centre has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

5. 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.

6. 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.

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7. 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.

8. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

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

9. The health centre hereby permitted shall not be occupied until trees and shrubs of a species and a density to be approved in writing by the Local Planning Authority have been planted around the building. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting, they 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 around the building shall be agreed in writing by the Local Planning Authority and shall be provided prior to the occupation of the building.

   Reason: In the interests of visual and residential amenities of the area.

10. 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.

11. The windows in the second floor south facing balcony elevation of the building hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

    Reason: To protect the residential amenities and privacy of the occupiers of the neighbouring properties.

12. Details of the air conditioning units and a background noise survey with a written scheme for attenuating the noise from the conditioning units shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. Thereafter, the approved measures shall be retained and agreed noise levels maintained.

    Reason: To protect the residential amenities of the occupiers of the neighbouring properties.

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13. 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; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated materials. 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 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 in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPS22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

14. The health centre hereby approved shall not be occupied until a Green Travel Plan has been submitted to and agreed in writing by the Local Planning Authority and thereafter it should be implemented strictly in accordance with the agreed details.

    Reason: To provide sustainable transport measures.

REASONS FOR GRANTING PERMISSION

The proposed changes represent minimal changes to the overall scheme. The design influences and approach remain the same with some improvements to the elevations. Although the building has marginally increased in height it is not considered that this would be harmful to the residential neighbours. Overall, the impact of the building in terms of windows and overlooking will have been reduced. The benefits of the surgery as set out in the supporting statement are acknowledged and it appears the site can accommodate the full needs of the Phoenix Surgery to assist its relocation.

INFORMATIVE

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan 2003

BE1 - Design Quality
H18 - Amenity of Residents
TR9 - Parking requirements for development

cont.....

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The South East Plan 2009

CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
SP3 - Urban Focus and Urban Renaissance
T4 - Parking
T5 - Travel Plans and Advice

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.