Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0549/FULL

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

Mr & Mrs C Ashworth
8 Abbotts Close
Worthing
West Sussex
BN11 1JB

PROPOSAL: Installation of a pair of traditional wooden gates including brick piers and brick wall fronting Abbotts Close.

LOCATION : The Cottage 8 Abbotts Close Worthing

DATE REGISTERED 6th June 2008

APPLICANT : Mr & Mrs C Ashworth

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing "Noble Gates" details with brick piers, and Dimensional elevation plans (Scale 1:25), 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 July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No permission is hereby granted for the construction and position of the proposed entrance gates and wall piers as shown on the submitted plan. Before works commence, revised details showing the construction and position of the proposed entrance gates, wall piers and retaining wall in relation to the adjacent protected Hawthorn tree (Part of Group G2 under the Worthing Tree Preservation Order No. 12, 1978), together with a schedule and samples of the materials to be used for the construction of the gates and wall piers, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out fully in accordance with the agreed details.

   Reason: To prevent wilful or accidental damage occurring to the protected Hawthorn tree during construction or implementation of the proposed works, and to ensure that complementary materials are used, in the interests of safeguarding the character and appearance of the Richmond Road Conservation Area in which the site and the visual amenities of Abbotts Close in general.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the existing semi-circular retaining wall containing the protected Hawthorn tree, as shown on the submitted plans, shall not be lowered, reconstructed, altered, or raised in height without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the character and visual amenities of the Richmond Road Conservation Area in which the site is situated and those of Abbotts Close in general.

4. The proposed widened crossover to the highway, Abbotts Close (and subject to compliance with Conditions 2 and 3 of this permission) shall be laid out and constructed in accordance with a specification to be agreed in writing with the Local Planning Authority in consultation with the Local Highway Authority, West Sussex County Council.

   Reason: In the interests of highway safety.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on 01903 221348 who is the Case Officer for this application.

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2. The applicant is advised that the crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. Patching (01903) 878500).

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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality 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.