Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/07/1232/FULL

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

Mr M G Warner
66 St. Lawrence Avenue
Worthing
West Sussex
BN14 7JJ

PROPOSAL: Construction of a detached bungalow and two garages to rear of 12 Woodland Avenue incorporating alterations to existing house to facilitate access.

LOCATION : 12 Woodland Avenue Worthing

DATE REGISTERED 5th October 2007

APPLICANT : Mrs J A Salter

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 734/2, 734/3 and 734/4, 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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[redacted]

Dated : 26th November 2007

Assistant Director (Planning Services)

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

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 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.

3. The development shall not be built other than with full rainwater harvesting and soakaway design in full accordance with BRE Digest 365.

   Reason: To ensure that the proposed development is satisfactorily drained.

4. 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 micro-renewable energy measures such as solar and wind energy, bio-mass energy and ground source heat pump 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 Saved 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 Saved 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.

5. No dwelling shall be occupied until the parking spaces and garages shown on the approved plans have been provided and constructed. The parking facilities and garages 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.

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6. The new dwelling 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.

7. The vehicular access to the new dwelling shall provide pedestrian visibility splays of 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary, together with vehicular sight lines in accordance with plans to be submitted to and approved by the Local Planning Authority prior to commencement of development.

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

   Reason: In the interests of highway safety.

8. 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 tree or 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. For avoidance of doubt, all existing north, west and east boundary tree, shrub and hedge planting at the rear of the site shall not be felled or cut back other than as agreed in writing by the Local Planning Authority. Any such retained or approved new 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.

9. The development shall not commence unless and until details of the boundary treatment to the site have been submitted to and approved 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 privacy and visual amenity.

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10. The development shall not commence unless and until details of the west elevation of the existing dwelling following demolition of the extensions have been submitted to and approved in writing by the Local Planning Authority and the altered west elevation shall not be built other than in full accordance with any such approval.

    Reason: In the interests of the amenity of future occupiers of the existing dwelling.

11. 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.

12. 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.

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

    Reason: In the interests of visual and neighbour amenity.

14. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction 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.

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15. 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 be limited to the hours of 8.00 a.m. to 6.00 p.m. inclusive.

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

16. 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 roofs of the proposed buildings 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.

17. The development shall not commence unless and until precise details of finished floor levels and proposed ground levels in relation to a nearby datum level have been submitted to and approved 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 amenity and visual appearance.

INFORMATIVES

1) Whilst the Committee were mindful of local concerns, the principle of the development is acceptable, making efficient use of a brownfield site within the development boundary in a sustainable location and helping meet Structure Plan housing targets. The scheme has been carefully designed to avoid harm to neighbour amenity, is of a satisfactory quality of design which relates acceptably to its surroundings and enjoys acceptable access and parking although some incremental erosions of overall character to the wider area would result. Detailed issues including sustainable design may be controlled by suitable conditions. As such, it is acceptable.

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 Policies 2003**

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

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**Saved West Sussex Structure Plan Policies 2001 – 2016**

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
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.