Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0662/FULL

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

Miss Emma Cleasby
Strutt & Parker
49 Church Road
Hove
East Sussex BN3 2BE

PROPOSAL: Conversion of single dwelling into 1 x two bed flat and 3 x one bed flats.

LOCATION : Fernleigh Crockhurst Hill Worthing

DATE REGISTERED 20th June 2008

APPLICANT : Mr Gary Barber

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the drawings entitled 'Proposed Plans' dated June 2008, 'Existing Details' Rev. A dated June 2008 and 'External Works' dated July 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.

2. The facing materials shall match as closely as possible in type, colour, and texture those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 11th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the details provided, secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works or within such extended period as may be agreed in writing. Such agreed facilities shall be provided on site prior to the flats hereby approved being occupied.

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

4. Notwithstanding the details shown on the submitted plans, prior to the flats hereby approved being occupied, refuse/recycling provision/bin stores shall be provided for the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

5. Notwithstanding the details shown on the plans hereby approved, prior to any works commencing details showing the retention of soft landscaping to the northern boundary of the site shall be submitted to and agreed in writing with the Local Planning Authority, or within such extended period as may be agreed in writing.

   Reason: In the interests of visual amenity.

6. The window on the west elevation hereby approved shall be obscure glazed and non-opening up to 1.8 metres above finished floor level and shall not subsequently be altered in any way without the prior written consent of the Local Planning Authority. Notwithstanding the details provided, no further windows are to be installed to the east or west elevations without the prior written consent of the Local Planning Authority.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

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
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
ERA1 - Making the best use of land

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.