Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0041/FULL

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

Mr R Brown
4 Norfolk Place
Littlehampton
West Sussex
BN17 5PD

PROPOSAL: Change of use and conversion of upper floors to provide three self contained flats.

LOCATION : 1 Crescent Road Worthing

DATE REGISTERED 20th January 2010

APPLICANT : Mr and Mrs A Stickland

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1 and 2 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. Prior to the commencement of development details of the 1st floor window and ground floor external door proposed and any other alterations to the rear elevation of the building shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in strict accordance with such details as approved prior to the first occupation of the residential accommodation.

   Reason: To conserve the character and appearance of the Conservation Area and to maintain the architectural integrity of the building.

Cont.....

Dated : 10th March 2010

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

3. The approved internal bin storage shall be provided prior to the first occupation of the residential accommodation and once provided shall be retained in perpetuity thereafter.

   Reason: In the interests of highway safety and to ensure the free flow of traffic.

4. There shall be no external storage of refuse bins relating to the approved residential accommodation on the public highway.

   Reason: In the interests of highway safety and to ensure the free flow of traffic.

5. The first floor windows in the east facing side elevation of approved residential apartment No. 1 relating to the kitchen and bathroom shall be obscure glazed to a height of 1.5 metres from the finished floor level.

   Reason: To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy.

INFORMATIVES

1. The Head of Building Control has advised the proposed staircases will need to be formed with fire protected enclosures leading to a final exit door to the open air without entering the shop premises. This is required to ensure safe emergency escape provision is provided for future occupiers. You may contact the Council's Building Control Section on 01903 221418 for further information on this informative.

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

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   BE25 - Environmental Areas of Special Character
   H18 - Amenity of Residents
   S10 - Ground Floor Uses, Secondary Area, Central Shopping Area
   TR9 - Parking Requirements for Development

   South East Plan 2009

   BE1 - Management for an Urban Renaissance
   BE6 - Management of the Historic Environment
   CC6 - Sustainable Communities and Character of the Environment
   H4 - Type and Size of New Housing
   H5 - Housing Design and Density

Cont.....

WB/10/0041/FULL

SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
T4 - Parking

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.