Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1394/FULL

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

Mr Frank And Mrs Kay Wilson
44 - 47 New Broadway
Worthing
West Sussex
BN11 4HS

PROPOSAL: Conversion of first floor storage area above existing shop unit into three x two bedroom self-contained flats at 45-47 New Broadway with alterations to implement the use.

LOCATION : 45 - 47 New Broadway Worthing

DATE REGISTERED 14th December 2007

APPLICANT : Mr Frank and Mrs Kay Wilson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1000-02B and 1000-03B deposited on 24th January 2008 and the information submitted on 22nd January 2008, 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 external materials and finishes of the new shop fronts hereby permitted shall match those of the existing shopfront, in accordance with the details submitted on 22 January 2008.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 4th February 2008

Assistant Director (Planning Services)

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

3. Secure and covered cycle parking facilities shall be provided within the curtilage of the site, the 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. 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. 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.

5. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed flats from noise from Tarring Road has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

6. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed flats from noise from the adjacent railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

7. Prior to the flats hereby approved being occupied, refuse provision, bin storage and recycling facilities 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.

8. Provision shall be made for all of the flats within the development hereby permitted to be served only with shared aerial and satellite dish facilities.

   Reason: In the interests of visual amenity.

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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
H18 - Amenity of Residents
S12 - Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
NE1 - Level of residential and employment development
NE3 - Housing provision
NE14 - Walking, cycling and mobility

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.