Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0900/FULL

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

Mrs E Lawrence
Elizabeth Lawrence Limited
Woodend
Water Lane
Storrington
West Sussex RH20 3LY

PROPOSAL: Change of use of first floor from storage to 2 no. one bedroom flats with storage retained at ground floor level together with alterations including alterations to windows and entrance.

LOCATION : 30 York Road Worthing

DATE REGISTERED 26th October 2009

APPLICANT : Mr A Mower

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2486/1B, 2486/4B, 2486/5B as amended by email from Agent dated 15th December 2009, 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

cont.....

[redacted]

Dated : 21st December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The ground floor storage use premises shall not be open for trade or business except between the hours of 8am to 6pm; Mondays to Fridays and 9am to 5pm on Saturdays and shall be closed at all times on Sundays or on Bank or Public Holidays.

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

3. Notwithstanding the Uses Classes Order 1987 as Amended , the ground floor of the premises shall not be used for any storage use other than storage of classic or vintage cars. The following shall not be undertaken at the site or adjacent highway:

   a) Sales of vehicles to the public or trade or viewings of vehicles by the public or trade
   b) Vehicle repairs or maintenance, except minor works incidental to the storage of vintage or classic cars
   c) Vehicle cleaning or valeting, except as incidental to the storage of classic cars
   d) MOT testing.

   Reason: To prevent disturbance to adjacent residential dwellings.

4. Prior to the flats hereby approved being occupied, refuse/domestic recycling storage provision for the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority shall be provided.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse and recyclable waste in the interests of hygiene and visual amenity. and to minimise landfill

5. Secure, sheltered 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. 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.

6. The cills of the upper floor windows hall be no less than 2 metres above finished floor levels and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

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

cont.....

7. The development shall not commence unless and until details of the external windows,; lintels; doors and canopy; and dado band have been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out other than in full accordance with any such approval and retained as such thereafter.

   Reason: To ensure a satisfactory quality of appearance in the interests of visual amenity, in accordance with Saved Worthing Local Plan Policy BE1.

8. Notwithstanding the submitted drawings, no part of the roof of the premises shall be used as a balcony or terrace, nor shall any access be formed to it unless it has been approved by the Local Planning Authority in an application on that behalf.

   Reason: For avoidance of doubt and to safeguard the amenities of the occupiers of adjoining properties.

9. Notwithstanding the General Permitted Development Order 1995 as Amended or subsequent amendments, no aerial, satellite dish or other antennae shall be placed on or attached to the premises other than a communal facility for both flats as approved in writing by the Local Planning Authority in advance.

   Reason : In the interest of visual amenity

Informatives

1. The proposal accords with the relevant policies of the Development Plan and there are no other compelling material considerations which justify refusal. The loss of employment floorspace is justified due to the constrained location and residential character of the area and history of vacancy and unsuccessful marketing. Flats would contribute towards housing provision targets and are compatible with the character of the area and demand for town centre living. The conversion is sympathetic to the character of the building and the Conservation Area and setting of listed building and relevant details are secured by condition. Neighbour amenity is safeguarded by high level windows and suitable controls on the storage use and the proposal enjoys acceptable access.

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 2003
   BE1 - Design Quality
   H18 - Amenity of Residents
   TR9 - Parking requirements for development

cont.....

The South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
H1 - Regional Housing Provision 2006 - 2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
RE3 - Employment and Land Provision
SCT1 - Core Strategy
SCT4 - Employment Priority in New Land Allocations
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management

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.