Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1223/FULL

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

Sutcliff Consultants Ltd
The Beach House
16 Manor Way
Elmer Sands
Bognor Regis
West Sussex
PO22 6LA

PROPOSAL: Conversion of first and second floor office space into 3 self contained flats including new and replacement PVCu windows.

LOCATION : 19 and 21 Chandos Road Worthing

DATE REGISTERED 27th November 2007

APPLICANT : Mr Simon Brooker

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 0709/01 and 0709/02 Rev. A, 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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Dated : 21st January 2008

Assistant Director (Planning Services)

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

2. Secure cycle parking facilities shall be provided within the ground floor lobby, as indicated on the approved plan, to provide space for the parking of 4 bicycles for the occupiers of the proposed flats. This facility shall be provided on site prior to the flats hereby approved being occupied and shall be retained thereafter.

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

3. Notwithstanding the approved plan, revised details of the proposed replacement windows on the front elevation of the building, to show single-pane casements, shall be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the flats hereby permitted. Thereafter, the windows shall be constructed and installed fully in accordance with the agreed details, and retained as such.

   Reason: The proposed windows shown on the submitted plan are not acceptable to the Local Planning Authority and a more sympathetic treatment in relation to the adjoining terrace is required, in the interests of visual amenity.

INFORMATIVES

1. In arriving at a decision the Local Planning Authority considered that the proposed change of use and replacement windows would not cause any significant harm to the local environment, to highway safety, or to the amenities of neighbouring properties.

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
   H13 - Conversion to Flats and HMOs
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   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
   NE5 - Employment provision

Cont.....

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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.