Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0831/FULL

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

Mr I Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Raising and enlargement of roof and provision of rear dormers and roof lights within it to facilitate the creation of a 1 no. one bedroom flat unit. (Re-submission of WB/10/0318/FULL).

LOCATION : 2 Selden Road Worthing

DATE REGISTERED 21st September 2010

APPLICANT : Mr J Searle

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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.

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Dated : 12th November 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

Drawing No. 6209:2 Titled Site Plan and Block Plan dated and deposited 21st September 2010;
Drawing Titled Block Plan Scale 1: 200 dated and deposited 5th November 2010; and
Drawing No. 6209: 3b Titled PROPOSED FLAT dated and deposited 5th November 2010.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Worthing Local Plan Policies H18 and RES7.

4. No development shall be carried out on the site unless provision is made available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Vehicles associated with the building operations shall only park in these agreed facilities, which shall be retained for this purpose throughout the entire period of construction work on the site.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and in the interests of visual amenity in accordance with saved Worthing Local Plan Policies H18 and RES7.

5. No construction work shall be carried out on the site unless and until there is made available within the site, provision for the temporary contractor's buildings, plant and stacks of materials associated with the development. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. Such buildings, plant and stacks shall only be placed in these agreed facilities, which shall be provided and retained throughout the entire period of construction work on the site.

Reason: In order that the development should not prejudice highway safety or cause inconvenience to other highway users and in the interests of visual amenity in accordance with saved Worthing Local Plan Policies H18 and RES7.

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6. No development shall take place unless details and samples of the materials and finishes to be used in the construction of the external surfaces of the roof extension and dormers hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be built out on site unless in strict conformity with the approved details.

   Reason: In the interests of visual amenity in accordance with saved Worthing Local Plan Policies BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

7. The flat hereby permitted shall not be occupied unless details of the conservation area roof lights have been approved in writing by the local planning authority and installed on the building only in strict accordance with the approved details.

   Reason: In the interests of visual amenity in accordance with saved Worthing Local Plan Policies BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

8. Prior to the occupation of the flat hereby permitted, the covered cycle parking facilities shall be provided on site in accordance with details to be agreed in writing by the Local Planning Authority. Such provision shall be permanently retained thereafter and made available for occupiers use.

   Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with saved Worthing Local Plan Policy TR9 and PPG13.

9. Prior to the occupation of the flat hereby permitted, household waste facilities shall be provided on site in accordance with the approved plans with the details of the screen fencing subject to agreement by the local planning authority prior to occupation. Such provision shall be permanently retained thereafter and made available for occupiers use.

   Reason: In the interests of hygiene and to safeguard the appearance of the development and the amenities of the area.

10. Notwithstanding the plans submitted the flat hereby permitted shall not be occupied unless details of the car parking spaces allocations have been agreed by the local planning authority and until those parking spaces have been constructed, surfaced, and laid out on the site with respective allocations demarked out and made available for occupiers use in accordance with the approved details. The car parking and turning facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

    Reason: To ensure adequate car parking is made and retained in the interests of meeting travel needs, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with saved Worthing Local Plan Policies TR9, H18 and BE1.

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11. Prior to the occupation of the flat hereby permitted, details of outdoor security lighting to the communal bike and bin stores, front entrance and parking areas shall be provided on site in accordance with details to be agreed in writing by the Local Planning Authority. Such provision shall be permanently retained thereafter and maintained in an operational condition to the satisfaction of the local planning authority.

    Reason: In the interests of security and residential amenities of future occupiers and neighbours in accordance with saved Worthing Local Plan Policy BE1.

12. No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a soft landscaping scheme to the communal areas of the site. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

    Reason: In the interests of amenity and of the environment of the development.

INFORMATIVES

Reasons for approval

1. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detracting from highway safety and on-street parking provision. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan RES7, RES9, TR9, BE1, H13, H16, H18 and South East Plan policies BE1, SP3, CC1, CC4, CC6, H1, H4, H5, H6, T4, NRM10, SCT1, SCT5.

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.