Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0159/FULL

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

Mr C Cooper-Smith
18 Wittmead Road
Mytchett
Camberley
Surrey
GU16 6ER

PROPOSAL: Conversion of existing property into 3 flats incorporating part of ground floor, (retaining shop) first floor, second floor and loft space with associated alterations including two Velux roof lights to front and rear roof slope, provision of new window in ground floor rear elevation and new replacement door (side elevation).

LOCATION : 20 South Farm Road Worthing

DATE REGISTERED 12th March 2010

APPLICANT : Mr L Stephenson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 041209/1, 260110/2 and 260110/3 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 : 10th May 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. If any soft landscaping is proposed to the rear amenity space, prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

   1. A preliminary risk assessment which has identified:

      - all previous uses
      - potential contaminants associated with those uses
      - a conceptual model of the site indicating sources, pathways and receptors
      - potentially unacceptable risks arising from contamination at the site

   2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

   3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

   4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   5. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan and for the reporting of this to the local planning authority.

   Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

   Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

Cont.....

3. The external materials and finishes of the development hereby permitted shall, prior to first occupation of the flats hereby approved, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. Notwithstanding the submitted drawings, permission is not granted for the ground floor window on the rear elevation. No opening in the rear elevation shall be implemented unless and until revised design details have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason:- In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

5. No development shall commence unless and until elevations and floorplans at a scale of 1:50 and architectural details at a suitable scale have been submitted to and approved in writing by the Local Planning Authority for the rooflight windows hereby approved.

   The development shall not be built other than in full accordance with any such approval and shall be retained thereafter.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

6. Prior to the flats hereby approved being occupied, refuse provision/bin stores 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.

7. Secure 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.

Cont.....

8. No external radio or T.V. aerial or satellite shall be erected or affixed on any individual residential property or flat and provision shall be made for combined aerial/satellite facilities to serve the development hereby permitted.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

9. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority details of the surface treatment of the rear amenity area hereby approved. Those works forming part of the approved surface treatment shall be completed prior to the occupation of the development hereby permitted.

   Reason: In the interests of visual amenity and the environment and to comply with saved Policy BE1of the Worthing Local Plan and Policy BE1 of the South East Plan.

10. The rest area and wc facilities for the shop unit hereby approved shall be provided prior to the occupation of the development hereby permitted and thereafter retained unless otherwise agreed in writing with the Local Planning Authority.

    Reason: In the interests of the vitality and viability of the commercial unit and Neighbourhood Centre and in accordance with policy S11 of the Worthing Local Plan.

11. 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.

INFORMATIVES

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 detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H13, H18, TR9) and the South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, H6, T4, SCT5).

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:

Cont.....

WB/10/0159/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H2 - Managing the Delivery of the Regional Housing Provision
H4 - Type and Size of New Housing
H5 - Housing Design and Density
H6 - Making Better Use of the Existing Stock
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.