Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0707/FULL

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

Mr A T Bower
1 Bellview Road
Worthing
West Sussex
BN13 1EY

PROPOSAL: Change of use from a single dwelling house to 2 x 1 bedroom self contained flats on ground floor and 1 x 1 bedroom self contained flat and a studio flat on the first floor with alterations and extensions to implement the use.

LOCATION : 20 Leighton Avenue Worthing

DATE REGISTERED 30th July 2008

APPLICANT : Mr N Godfrey

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. NG.08.01, 02A, 03B and 04A 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 : 24th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The dwellings shall not be occupied until the re-sited crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority. The access shall not exceed 3 metres in width and shall be laid out to provide 2 metres by 2 metres visibility splays on each side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

3. The dwellings shall not be occupied until the redundant part of the existing access to the site (other than the access approved under condition 2 of this permission) has been stopped up and the full height kerb reinstated.

   Reason: In the interests of highway safety.

4. No dwelling shall be occupied until the 3 parking spaces and turning area shown on the approved plans have been provided and constructed. The parking and turning facilities so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

5. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking/turning area together with measures for the discharge of surface water from the parking/turning areas have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be constructed/surfaced only in accordance with such details as may be agreed.

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

6. The materials and finishes of the external walls and roof of the extensions and alterations hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

7. The front (north-east) of the raised roof of the former attached garage shall consist of a parapet roof design in accordance with precise details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and for the avoidance of doubt.

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8. The first-floor windows on the north-west side elevation of the dwelling shall be obscure glazed and non-opening (except for a small top-hung opening fanlight) 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.

9. Before any of the flats hereby permitted are occupied, refuse provision/dustbin enclosures 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.

10. Secure, covered cycle storage 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.

11. 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.

12. No development shall take place until details of the screen walls and/or fences to sub-divide the rear garden area, together with a secure side access gate to the rear garden have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until such screen walls/fences and gate as may be agreed have been erected.

    Reason: In the interests of amenity.

INFORMATIVES

1. The Waste Strategy Manager's advice for dealing with flats is that wherever possible, buildings comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

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2. The applicant is advised that the crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. 01903 878500).

3. 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
H10 - Loss of Existing Dwellings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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.