Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0097/FULL

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

Mr Matthew Naish
19 Valencia Road
Worthing
West Sussex BN11 4QD

PROPOSAL: Conversion of existing space above shop and rear workshop building into 5 self-contained units of accommodation (2 x 1 bed apartments with courtyard at ground floor level, 1 x 1 bed apartment and studio at first floor level and further studio in loft space). Erection of single storey side extension to north elevation to facilitate changes and formation of a new pedestrian entrance via existing shopfront to serve upper floor flats. (Re-submission of previously refused application WB/07/1486/FULL).

LOCATION : 18 - 20 South Street Tarring Worthing

DATE REGISTERED 5th February 2008

APPLICANT : Mr Andrew Riley-Dalmon

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans Tarring DS/1; Tarring DS/3; Tarring DS/4; Tarring DS/5; Tarring DS/8; Tarring DS/9; Tarring DS/10; Tarring DS/01; un-numbered perspectives and roof plan; un-numbered revised first floor plan, front elevation, loft area, and shop entrance 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.

Cont.....

Dated : 1st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwellings from noise from the adjacent railway (including station and level crossing), road (South Street, Tarring); takeaway and allied ventilation and extraction system and commercial premises has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied and will include confirmation that the measures are installed as per manufacturers' specification and tested on installation. The acoustic measures shall include secondary glazing and acoustically baffled ventilation for all habitable rooms to meet the relevant WHO guidelines.

   Reason: To safeguard the amenities of the future occupiers of the dwellings in accordance with Saved Worthing Local Plan policy H18 and Saved West Sussex Structure Plan policy DEV1.

3. Notwithstanding the General Permitted Development Order or any subsequent amendments, no external aerial/satellite dish facilities shall be installed other than a single communal facility to serve all flats within the development hereby permitted, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan policy BE1 and Saved West Sussex Structure Plan policy DEV1 and CH1.

4. 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 in accordance with Saved Worthing Local Plan policy BE1 and Saved West Sussex Structure Plan policy DEV1 and CH1.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity in accordance with Saved Worthing Local Plan policy BE1 and Saved West Sussex Structure Plan policy DEV1 and CH1.

5. 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 in accordance with Saved Worthing Local Plan policy BE1 and Saved West Sussex Structure Plan policies DEV1, DEV4, DEV5 and CH1.

Cont.....

6. Notwithstanding the submitted drawings, the development hereby permitted shall not commence unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority in respect of amenity improvements to the new development and its setting, including boundary treatment, amenity space, external lighting, alleyways surfacing and gating, painting of external walls. No dwelling shall be occupied unless and until the approved works have been carried out and completed.

   Reason: To safeguard the amenities of the future occupiers of the dwellings and neighbouring occupiers in accordance with Saved Worthing Local Plan policy H18 and Saved West Sussex Structure Plan policy DEV1.

7. The development shall not commence unless and until suitable and timely provision has been made to the written satisfaction of the Local Planning Authority for the upgrading of the local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

   Reason: To ensure the development meets the travel needs it generates and minimizes harmful impacts in accordance with Saved West Sussex Structure Plan policies NE13, NE14, DEV3 and DEV4.

8. Notwithstanding the submitted drawings, the rooflights on the north elevation of the single storey rear building shall be built other than with the lower cill at least 1.8 metres above finished floor levels, or, wholly obscured and fixed shut at all times. The rooflights shall not be altered subsequently without the express approval of the Local Planning Authority.

   Reason: In the interests of the living conditions of neighbouring occupiers in accordance with Saved Worthing Local Plan policy H18 and Saved West Sussex Structure Plan policy DEV1.

9. Notwithstanding the submitted drawings, the development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the converted and new buildings and shopfront pedestrian entrance have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed details.

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan policies BE1 and Saved West Sussex Structure Plan policies DEV1 and CH1.

Cont.....

INFORMATIVES

1. The Committee was mindful of local concerns but considered the proposal would provide additional dwellings in a sustainable location and it would not have any unacceptable impact on neighbouring properties, the appearance and setting of the site or access and parking. The applicants had addressed the Committee's previously voiced concerns over the quality of the environment offered to future occupiers, and, given the character of the area, type of accommodation, limited planning controls and the overall benefits that would accrue, the development is now acceptable with suitable conditions.

2. West Sussex County Council is the Local Transport Authority responsible for the Local Transport Plan which sets out the transport strategy for the county including Worthing and related implementation programmes. This includes provision to accommodate the cumulative harmful effects of new development on the transport network and transport conditions. In part, the programme relies on and anticipates external funding and developers undertaking appropriate works in kind to secure this. In accordance with adopted Worthing Borough Council Supplementary Planning Guidance Parking Standards & Transport Contributions and West Sussex County Council Supplementary Planning Guidance Revised County Parking Standards and Transport Contribution Methodology a financial sum of ££3,600 would represent a suitable and proportionate contribution from this proposal to the development and implementation of such a programme for the local area in view of the development's harmful impacts on the local transport network and local transport conditions. This financial contribution may be secured by a cheque or a planning obligation in the form of a unilateral undertaking. Alternatively, at the discretion of the Local Planning Authority, any necessary works as may be agreed with the Local Planning Authority and Local Transport Authority may be undertaken in kind by the developer under appropriate license and authorization. All communication in respect of the above with a view to discharge of Condition 7 shall be through the Local Planning Authority.

3. The decision to grant planning permission was 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
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES12 - Provision of Infrastructure
S12 - Ground Floor Uses in Non Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

Cont.....

WB/08/0097/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
NE1 - Level of residential and employment development
NE2 - Housing provision

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.