Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0075/FULL

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

Mr S Wrigley
Roberts & Wrigley Associates
27a Goring Road
Goring By Sea
West Sussex BN12 4AR

PROPOSAL: Conversion of existing large 6 bedroom house into 5 self-contained units (3 x one bedroom units and 2 x studio units).

LOCATION : 17 Valencia Road Worthing

DATE REGISTERED 7th February 2008

APPLICANT : Mr Woodward

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1 : elevations, Drawing No. 1 : floor plans existing and Drawing No. 1 : proposed floor 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 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 : 1st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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.

3. 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.

INFORMATIVES

1. The Committee were mindful of strong local objections over the loss of a family house and impact on the character of the street and harm to parking which had been received. However, it considered the development would make efficient use of brownfield land in a sustainable location and help meet housing targets and there are no Development Plan policies protecting family houses or areas. Physical works are minimal and the impact on character and amenity would not be unacceptable. There were some concerns over the additional on-street parking pressure but, again, these are not so significant as to justify refusal, especially in the light of the Highway Authority's comments and history of use of the property. As such, it was considered acceptable, subject to suitable conditions.

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
   H10 - Loss of Existing Dwellings
   H13 - Conversion to Flats and HMOs
   H18 - Amenity of Residents
   RES12 - Provision of Infrastructure
   TR9 - Parking Requirements for Development

Cont.....

WB/08/0075/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
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.