Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0059/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
UK

PROPOSAL: Conversion of first floor workshop and storage area into 2 self-contained residential units with alterations to implement the use.

LOCATION : 30 - 32 South Street Tarring Worthing

DATE REGISTERED 24th January 2008

APPLICANT : Mr David Stanbridge

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. BARKER/DS/01, BARKER/DS/02, BARKER/DS/03, BARKER/DS/04, BARKER/DS/05a, BARKER/DS/05b, BARKER/DS/05c, BARKER/DS/05d and BARKER/DS/05e, 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 : 25th February 2008

Assistant Director (Planning Services)

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

2. Prior to the commencement of the development hereby permitted, details of the proposed security lighting to the passageway access to the flats, including its type and siting, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, the security lighting shall be installed and maintained fully in accordance with the details as agreed.

   Reason: In order to provide safe access to the proposed flats and to avoid unacceptable light pollution onto neighbouring properties.

3. Prior to the occupation of the flats hereby permitted, provision shall be made in accordance with the approved plans for the secure covered storage of refuse, recycling and bicycles for the proposed flats (with space for a total of 4 wheelie bins and 3 bicycles).

   Reason: In the interests of hygiene and visual amenity and to encourage sustainable modes of transport and recycling.

INFORMATIVES

1. In arriving at a decision the Local Planning Authority considered that the proposed conversion would not cause any significant harm to the local environment, highway safety, or to the amenities of neighbouring properties.

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
   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
   DEV5 - Parking Provision
   ERA1 - Making the best use of land
   NE14 - Walking, cycling and mobility

   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.