Worthing Borough Council

Planning, Regeneration and Wellbeing

Mrs Liz Galloway
Caldotec Limited
41 Willowhayne Avenue
East Preston
West Sussex
BN16 1PL

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0065/FULL

Details of Development
CHANGE OF USE FROM MULTIPLE OCCUPANCY TO A SINGLE DWELLING.

Location of Development
31 CHESSWOOD ROAD WORTHING WEST SUSSEX BN11 2AA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 31st January 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
12/05/2011

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Worthing Borough Council

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and, based on its own individual merits, would help meet the need for additional family housing without detracting from the existing local urban environment and/or existing housing provision in the town. 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 Worthing Core Strategy policies 7,8,9,16, 19, saved Policies of the Worthing Local Plan BE1, H16, H18, TR9, RES7 and H10 and South East Plan Policies CC6, BE1, CC1, SP2, SP3, CC4, H1, H2, H4, H6, T4, NRM10, BE2 and BE3.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 10061/01 Titled EXISTING & PROPOSED FLOOR PLANS dated and deposited 31-01-2011

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The dwellinghouse building hereby permitted shall be not be occupied until the associated facilities for storing cycles have been provided on the site in accordance with the details shown on the approved plan. Such facilities as provided shall thereafter be retained and used only for the storage of cycles.

Reason: *To ensure satisfactory facilities for the storage of cycles to make available to future occupiers an alternative means of transport other than the private car having regard to saved Policies BE1 and TR9 of the Worthing Local Plan, South East Plan Policy T4, and PPG13.*

04. The dwellinghouse building hereby permitted shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided on the site in accordance with the approved plan. Such facilities as provided shall thereafter be retained and used only for the storage of refuse and re-cycling waste.

Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to minimise landfill having regard to saved Policy BE1 of the Worthing Local Plan and PPS1.

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no alteration of the front boundary wall existing on the application site shall take place without the prior permission of the Local Planning Authority.

Reason: *In the interests of amenity and the environment having regard to saved Policies BE1 and H18 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no hard surface shall be laid on land within the application site between the principal elevation of the dwellinghouse building hereby permitted and a highway without the prior permission of the local planning authority.

Reason: *In the interests of amenity and the environment having regard to saved Policies BE1 and H18 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

07. The flat roof areas of the dwellinghouse building hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of adjoining properties having regard to saved Policies H16 and H18 of the Worthing Local Plan.*