Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0346/FULL

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

Bold Architecture Design
Attn: Mr Scott Theobold
The Cottage
104 Hallyburton Road
Hove
East Sussex
BN3 7GN

PROPOSAL: Conversion of existing dwelling house, with some demolition, alterations and additions, into 2 x 1 bed units, 6 x 2 bed units and 1 x 3 bed unit with private gardens, shared communal garden, shared parking forecourt, communal bin stores, and covered cycle storage.

LOCATION : 9 Mill Road Worthing

DATE REGISTERED 1st May 2009

APPLICANT : Leslie Christopher Homes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 035-01, 02, 03, 04, 05, 06, 07, 08, 10A, 11A, 12A, 13A, 14A, 15A, 16, 17, 18A, 20A, Design and Access Statement and Transport Statement 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Cont.....

Dated : 2nd March 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development shall be carried out in accordance with the approved plans (Drawing Nos. 035-01, 02, 03, 04, 05, 06, 07, 08, 10A, 11A, 12A, 13A, 14A, 15A, 16, 17, 18A and 20A.

   Reason: For avoidance of doubt and to ensure the development achieved the required quality.

3. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwellings from noise from Mill Road 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.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

4. Notwithstanding the submitted drawings, the following openings shall not be built other than as set out below:-

   (a) The oriel windows/half dormers on the east elevation shall be obscure glazed across the entire front (east).

   (b) The half dormers shown on the submitted drawing on the west elevation shall not be built as such. They shall be built to match the oriel windows/half dormers listed above with corresponding obscure glazing on the front (west) elevation.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no aerial or satellite dish shall be mounted on the buildings other than as agreed in advance and in writing by the Local Planning Authority. These shall be communal facilities as far as practicable.

   Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area.

6. No dwelling shall be occupied unless and until the refuse/composting/recycling bins facilities shown on the approved drawings have been provided and these shall be retained thereafter.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and minimise land fill.

7. No dwelling shall be occupied unless and until the amenity space shown on the submitted plans has been provided and shall be retained thereafter.

   Reason: To ensure satisfactory facilities for future occupiers and provide an attractive setting for the development.

Cont.....

8. No dwelling shall be occupied until the parking spaces shown on the approved plans have been provided. The parking facilities so provided shall be retained thereafter.

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

9. The cycle parking facilities shown on the approved plans shall be provided prior to the occupation of any dwelling and retained thereafter.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

10. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and shall be retained thereafter.

    Reason: In the interests of highway safety.

11. The development shall not commence unless and until provision to prevent surface water drainage has been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter.

    Reason: In the interests of sustainable drainage and to minimise flood risk.

12. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

    Reason: In the interests of highway safety and visual amenity.

13. No development shall commence unless and until the existing vehicular access has been stopped up in accordance with details approved in advance by the Local Planning Authority.

    Reason: In the interests of highway safety.

14. 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.

Cont.....

15. No development shall take place unless and until a scheme for the suppression of dust during demolition in accordance with BRE/DTI B456 Feb. 2003 “Control of Dust from Construction and Demolition Activity” has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

16. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

17. 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 proposed building 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 materials.

    Reason: In the interests of visual amenity.

18. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatments, in accordance with the submitted plans which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development and compensatory tree planting for those lost, together with supplementary boundary planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

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

Cont.....

19. No dwelling shall be occupied unless and until a Certificate has been submitted to and approved by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or any equivalent successor.

    Reason: To ensure sustainable design and construction.

20. Notwithstanding the submitted drawings, the east facing external door to Unit 1 shall not be built and the relevant part of the elevation shall be designed and faced in accordance with details agreed in advance in writing by the Local Planning Authority.

    Reason: This door is unnecessary and leads to conflict with pedestrians accessing the communal garden.

21. No development shall commence unless and until elevations and floorplans at a scale of 1:50 and architectural details at a suitable scale have been submitted to and approved in writing by the Local Planning Authority. These architectural details shall include:-

    (a) external doors and windows,
    (b) dormers and half dormers,
    (c) rooflights,
    (d) Wall and gate to communal garden,
    (e) chimneys,
    (f) eaves and bargeboards,
    (g) roofs and hips,
    (h) external metre boxes, flues, cables etc associated with utilities and services,
    (i) porches.

    For avoidance of doubt the sidelight to the external door serving level 4 shown on the east elevation is not approved.

    The development shall not be built other than in full accordance with any such approval and shall be retained thereafter.

    Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area.

Cont.....

WB/09/0346/FULL

INFORMATIVES

1. Although mindful of concerns raised, the principle of converting and extending the house and new build is acceptable in this sustainable brownfield location and contributes towards housing targets. The proposal safeguards this attractive and characterful building, otherwise under threat from redevelopment, and the new scheme has been sensitively handled. It possesses a sense of place which is sympathetic to the period character and setting of the house and Conservation Area. The relationship with the neighbouring properties is acceptable and the access and parking are satisfactory in this accessible location. Subject to the conditions imposed and infrastructure contribution secured in the submitted unilateral undertaking, the proposal is acceptable.

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan

BE1 - Management for an Urban Renaissance
BE5 - Village Management
CC1 - Sustainable Development
CC2 - Climate Change
CC3 - Resource Use
CC7 - Infrastructure and Implementation
CC8 - Green Infrastructure
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
H6 - Making Better Use of the Existing Stock
SCT1 - Core Strategy
SCT5 - Housing Distribution
SP3 - Urban Focus and Urban Renaissance
SP4 - Regeneration and Social Inclusion
T2 - Mobility Management
T5 - Travel Plans and Advice

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.

Cont.....

WB/09/0346/FULL