Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0013/FULL

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

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

PROPOSAL: Revised proposals for a change of use from shop and 2 residential units to provide a total of 4 self contained flats incorporating a first floor extension above former shop on front elevation to form a new one bedroom apartment on two floors and new boundary wall - 65 and 65A Kingsland Road. WB/08/0591/FULL refers.

LOCATION : 65 Kingsland Road Worthing

DATE REGISTERED 22nd January 2009

APPLICANT : Mr James Thorns

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 8001-01/Rev 6 received 16th February 2009, 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 : 10th March 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building. The development shall not commence until details of the materials to be used 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.

3. The windows of the proposed extension (including the style and proportions of the frames, the arrangement of glazing bars, the set-back of the frames from the wall face, and the window cills and heads) shall match in all respects those within the existing building.

   Reason: In the interests of visual amenity.

4. No development shall take place until precise details of the new section of flint and brick dressed boundary wall on the site boundary has been submitted to and approved in writing by the Local Planning Authority. The dwellings hereby permitted shall not be occupied until the new section of boundary wall, as agreed, has been erected.

   Reason: In the interests of amenity.

5. The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway serving the existing parking area for 2 vehicles has been re-positioned and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

6. 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.

7. 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.

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8. 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.

9. 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.

INFORMATIVE

1. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

2. The Waste Strategy Manager's advice for dealing with flats is that wherever possible, buildings, comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing BN15 8TA (Tel: 01273 263052).

3. The applicant is advised that the crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. 01243 642105).

4. 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 2003

   BE1 - Design Quality
   H13 - Conversion to Flats and HMOs
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents
   TR9 - Parking requirements for development

cont.....

WB/09/0013/FULL

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV4 - Travel needs and choices
DEV5 - Parking provision
ERA1 - Making the best use of land
LOC1 - Locational Strategy
NE1 - Level of residential and employment development

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.