Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0096/FULL

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

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

PROPOSAL: Proposed conversion of existing shop/office unit into a studio flat with changes to the front and side elevations.

LOCATION : 99 Clifton Road Worthing

DATE REGISTERED 8th February 2011

APPLICANT : Mr D J Quelch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved 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 five 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 : 5th April 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing 1 and Drawing 2

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

3. The lower sash windows on the south and east elevations of the new dwelling hereby permitted shall be obscure glazed and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property in accordance with Saved Worthing Local Plan H18.

4. Prior to the flat hereby approved being occupied, refuse/recycling storage shall be provided for the flat 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 and the recycling of domestic waste in the interests of hygiene and visual amenity and minimizing landfill.

5. Secure and sheltered 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 in accordance with PPG13 Transport.

6. The new windows to Clifton Road and Anglesea Street shall be sliding sash and the flat hereby approved shall not be occupied unless and until details of the said windows and their recess and an architectural detailing solution to delineate vertically the extent of the former shopfront in Anglesea Street have been submitted to and agreed by the Local Planning Authority. Such agreed details shall be provided on site prior to the flat hereby approved being occupied.

   Reason: To protect the character and appearance of the property in accordance with Saved Worthing Local Plan Policy BE1 and PPS5: Protecting the Historical Environment.

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7. The colour and finishes of the external walls of the infill to the shopfront hereby permitted shall match those on the existing building.

   Reason: To protect the character and appearance of the property in accordance with Saved Worthing Local Plan Policy BE1 and PPS5: Protecting the Historical Environment.

INFORMATIVES

1. Reason for approval

   The loss of these commercial premises is regrettable but, on balance, it has been demonstrated that sufficient marketing has been undertaken to justify their loss given their small size, condition and marginal location. The new flat is compatible with the character of the area and will meet a demand for this type of accommodation and contribute towards housing targets. The new dwelling provides an adequate quality of environment and is sustainably located. The shopfront conversion is sensitive. As such, and subject to the conditions, the proposal is acceptable and does not conflict with saved Worthing Local Plan Policies RES7, H13, H18, BE1 and TR9, South East Plan Policy RE3 and Core Strategy Policy 4.

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.