Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr R J Maile BSc FRICS
72 Portland Road
Worthing
West Sussex
BN11 1QG

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/10/1069/FULL

Details of Development
PROPOSED FIRST-FLOOR REAR EXTENSION AND CONVERSION OF FORMER CARE HOME TO PROVIDE 8 X 1-BEDROOM FLATS.

Location of Development
SUSSEX NURSING HOME 12 QUEENS ROAD WORTHING WEST SUSSEX BN11 3LX

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 2nd December 2010.

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
02/06/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would make an efficient re-use of this attractive character building in this sustainable location close to the edge of the town centre, and subject to an affordable housing contribution of £15,000, would contribute toward providing meeting the housing needs of the Borough. The proposed development would not detract from the surrounding built environment and subject to the recommended safeguarding conditions can take place without adversely impacting upon the living conditions of neighbouring occupiers. Having regard to Government planning policy guidance contained in PPG13, and in the absence of any objection from the Highway Authority it is considered that subject to a sustainable transport contribution of £2,970, refusal would not be warranted on highway safety grounds. The proposed development does not therefore conflict with Policies CC1, CC6, H1, H2, H4, H5, H6, T4, BE1 and BE6 of the South East Plan 2009, saved Worthing Local Plan 2003 Policies TR9 and H18 and Worthing Core Strategy 2011 Policies 7, 8, 9, 10, 15, 16 and 17.

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 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 except as where specified in any other condition attached to this permission:-

Drawing Nos. 1217/P01/A, 1217/P02/E and 1217/P04.

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

03. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment as agreed shall be completed before the flats hereby permitted are occupied.

Reason: In the interests of visual amenity and to comply with Core Strategy Policy 16.

04. The flats hereby permitted shall not be occupied until the parking spaces and access paths shown on the submitted plans have been re-surfaced in a sustainable manner in accordance with materials and construction details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the parking area and access paths are sustainably drained in accordance with Core Strategy Policy 15.

05. Notwithstanding the details shown on the approved plan 1217/P02/E, a revised siting of the proposed secure, covered cycle storage, together with details of its design and construction, shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the works. Such cycle storage facilities as have been agreed shall be provided on the site prior to the flats hereby approved being occupied and shall thereafter be retained for such purposes.

Reason: To enable either the retention of existing, or introduction of additional or replacement screen planting/vegetation adjacent to the rear site boundary, and to provide for a non car mode of transport to and from the site in accordance with PPG13.

06. The materials and finishes of the external walls and roof of the extension and alterations shall, prior to occupation of flats hereby permitted, be completed to match those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.

07. The windows and doors of the extension and alterations hereby permitted shall consist of painted timber as stipulated on the submitted application forms. No development shall be carried out unless and until a sample or drawing(s) and section(s) [at a scale of 1:2] detailing the profiles and proportions of the proposed window frame(s) and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window from the external wall face; and construction details of the window heads and sills, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall only be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.

08. No aerials, pipework (except the existing rainwater downpipes), meter boxes or flues shall be fixed or fitted to any elevation facing a highway.

Reason: In the interests of visual amenity and to comply with Policy 16 of the Worthing Core Strategy.

09. The dwellings hereby permitted shall not be occupied until refuse/re-cycling storage facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Such enclosures and facilities as provided shall thereafter be retained and used only for the storage of refuse/re-cycling.

Reason: In the interests of amenity and the environment to comply with Policy 16 of the Worthing Core Strategy.

10. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in construction of the development;
(vi) measures to control the emission of dust and dirt during construction;

Reason: In the interests of highway safety and amenity.

11. 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. Monday to Friday inclusive and between the hours of 8.00 a.m. and 2.00 p.m. on Saturdays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.

12. 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, which shall include indications of all existing trees to be retained, together with details of their protection during the course of development and any associated pruning works in connection with the development hereby permitted. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building 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 seas 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.

Reason: In the interests of visual amenity and of the environment of the development and to comply with Policy 16 of the Worthing Core Strategy.

13. The first-floor window in the south elevation of the extension hereby permitted, and the enlarged first-floor windows in the north and south elevations of the existing building (all serving Flat 5) shall be obscure glazed and 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 prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.