Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0966/FULL

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

Paul Taylor
1 Elmbank Cottages
Durrington Hill
Worthing
West Sussex
BN13 2PU

PROPOSAL: Conversion of existing dwelling house into 4 self-contained flats.

LOCATION : 24 Clarendon Road Worthing

DATE REGISTERED 10th August 2007

APPLICANT : Paul Taylor

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 02/2 deposited on 3rd August 2007, 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.

2. Prior to the flats hereby approved being occupied, refuse and recycling storage facilities 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, recycling and disposal of refuse in the interests of hygiene and visual amenity.

Cont.....

Dated : 2nd October 2007

Assistant Director (Planning Services)

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

3. Secure, covered cycle parking facilities shall be provided within the curtilage of the site, the 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.

4. 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 and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. 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.

5. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

6. The development hereby permitted shall not be occupied or be carried on unless and until the premises have been sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

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

7. Provision shall be made for combined aerial and satellite dish facilities to serve all flats within the development hereby permitted.

   Reason: In the interests of visual amenity.

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8. The development hereby permitted shall not be occupied unless and until the parking space shown on the approved plans has been provided and constructed to the satisfaction of the Local Planning Authority. The parking facility so provided shall not thereafter be used for any purpose other than for the parking of private motor vehicles by inhabitants of the development.

   Reason: To ensure that adequate provision is made for the parking of a vehicle clear of the adjacent highways.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Adopted West Sussex Structure Plan 2001 – 2016

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
NE2 - Housing provision
NE3 - Housing provision

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.