Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0956/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Alterations and conversion of existing dwelling into two self-contained two bedroom flats.

LOCATION : 15 Northfield Road Worthing

DATE REGISTERED 2nd August 2007

APPLICANT : Mr T Gordine

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/308/01, unnumbered site plan deposited on 2nd August 2007 and unnumbered block plan deposited on 21st September 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. The materials and finishes of the external alterations hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 24th September 2007

Assistant Director (Planning Services)

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

3. The flats hereby permitted shall not be occupied until provision for car and cycle parking has been made within the site in accordance with the approved plan. Such provision shall thereafter be retained and shall be used only for the parking of cars and cycles.

   Reason: To ensure that adequate provision is made for the parking of vehicles clear of adjacent highways and to encourage sustainable means of transport.

4. Before the flats hereby permitted are occupied, dustbin enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area.

5. The access to the site shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

   These splays shall be 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary.

   No other work shall be carried out on the site until the above-mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

6. 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.

7. 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.

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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
H2 - Housing Mix and Density
H9 - Unidentified Sites
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV5 - Parking 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.