Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/1188/FULL

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

Mr S Brodrick
Broadwater Road
Worthing
West Sussex BN14 8HJ

PROPOSAL: Change of use from residential care home to student accommodation for a maximum of 12 students.

LOCATION : 98 Broadwater Road Worthing

DATE REGISTERED 8th January 2009

APPLICANT : Northbrook College

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 98BWR/08/01A, 98BWR/08/02A and 98BWR/08/03 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. 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 use hereby approved commencing.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

[redacted]

Dated : 17th February 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Prior to the use hereby approved commencing, refuse provision/bin stores shall be provided 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.

4. The use hereby permitted shall not be operated other than by Northbrook College.

   Reason: In the interests of residential amenity.

INFORMATIVES

1. The applicant is advised to prepare a Management Plan for the approved student accommodation to include opportunities for liaison with local residents for the benefit of cordial community relations and to ensure noise and disturbance is minimised.

2. 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 Policies 2003

   BE1 - Design Quality
   H10 - Loss of Existing Dwellings
   H18 - Amenity of Residents
   TR9 - Parking Requirements for Development

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development
   DEV4 - Travel needs and choices
   DEV5 - Parking Provision
   ERA1 - Making the best use of land

   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.