Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Lee Barker
Lee Barker Architects
1a South Parade
Stafford Road
WALLINGTON
SM6 9AJ

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0140/FULL

Details of Development
Conversion of existing 3 bed maisonette and attic space to form 2 no. 1 bed flats and 1 no. studio flat, all communally accessed from Goring Road. Erection of 2 no. rear dormers and insertion of 2 no. roof lights in front roof slope to facilitate conversion with replacement external stair case at rear to provide access to new roof terrace, together with bin and cycle storage and rationalisation of parking at rear. Replacement of 12 no. first and second floor windows (front and back) and rear entrance door and insertion of 2 no. roof lights in front roof slope.

Location of Development
331 GORING ROAD WORTHING WEST SUSSEX BN12 4NX

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 22nd February 2011.

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
08/06/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with Worthing Core Strategy Policies 4,7,8,9,15,16,17 and 19, relevant saved Policies of the Worthing Local Plan H16, H18, TR9 and RES7 and the South East Plan Policies SP3, CC1, CC4, CC6, H1, H4, H2, H5, H6, T4, NRM10, BE1 and BE2.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 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 and supporting statement:-

Drawing No. LS02-01 Rev / Titled Site Location Plan dated and deposited 22-02-2011
Drawing No. LS02-10 Rev / Titled Elevations as Existing Identifying windows to be replaced dated and deposited 22-02-2011
Drawing No. LS02-07 Rev D Titled Elevations as Proposed dated and deposited 10-05-2011
Drawing No. LS02-03 Rev A Titled Ground Floor Plan as Existing Ground Floor Plan as Proposed dated and deposited 10-05-2011
Drawing No. LS02-04 Rev E Titled First Floor Plan as Existing First Floor Plan as Proposed dated and deposited 10-05-2011
Drawing No. LS02-05 Rev F Titled Second & Third Floor Plans as Existing Second & Third Floor Plans as Proposed dated and deposited 10-05-2011
Drawing No. LS02-08 Rev A Titled Section as Existing Section as Proposed dated and deposited 10-05-2011
Drawing No. LS02-11 Rev / Titled Rear Area as Proposed dated and deposited 17-05-2011
Sustainability Statement in support of Planning Application WB/11/0140/FULL and accompanying additional information dated and deposited 17-05-2011

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

03. Unless otherwise agreed in writing by the Local Planning Authority, the flats hereby permitted shall not be occupied unless and until the development has been fully implemented on the site in strict accordance with the details of the Sustainability Statement dated and deposited 17-05-2011 accompanying the plans hereby approved.

Reason: *To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to Planning and Climate Change: Supplement to PPS1' and Policy 17 of the Worthing Submission Core Strategy.*

04. No working, trade or business whatsoever (including arrival, reception or despatch of deliveries) shall take place on the premises except between the hours of:-

7.00 am and 6.00 pm on Mondays to Fridays inclusive
7.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved Policies RES7 and H18 of the Worthing Local Plan.*

05. No external radio or TV aerial/dish shall be erected or affixed on any individual flat and provision shall be made for communal aerial/dish facilities to serve the development hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Only the communal radio or TV aerial/dish as may have been approved under this condition shall be erected or affixed onto any part of development.

Reason: *In the interests of visual amenity having regard to saved Policy BE1 of the Worthing Core Strategy.*

06. The flats hereby approved shall not be occupied unless and until detailed drawings of the existing and proposed replacement windows at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. Those replacement windows shall not be installed on the building unless in strict accordance with those approved details.

Reason: *In the interests of visual amenity in accordance with Worthing Core Strategy Policy 16.*

07. The hard surfaces hereby shown on the approved drawings shall be constructed and thereafter retained using only the permeable materials and method of construction as detailed on the additional information accompanying the plans dated and deposited 17-05-2011 and thereafter retained to direct surface run-off from the hard surfaces to a permeable or porous area or surface within the curtilage of the site.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to 'Planning and Climate Change' Supplement to PPS1 and Policy 15 of the Worthing Submission Core Strategy.*

08. No flat hereby permitted shall be occupied until the car park spaces have been constructed, surfaced, and laid out on the site in accordance with respective allocations demarked out and made available for the flat occupiers use in accordance with the plans hereby approved. The car parking facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

Reason: *To ensure adequate car parking is made and retained in the interests of meeting travel needs, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with saved Worthing Local Plan Policies TR9 and H18 and Worthing Core Strategy Policy BE1.*

09. No flat hereby permitted shall be occupied until the bin storage has been provided out on the site, with respective allocations demarked out, in accordance with the submitted plans and accompanying information, and is accessible to the flat occupiers. The bin storage facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

Reason: *In the interest of hygiene, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with Worthing Core Strategy Policy BE1 and saved Worthing Local Plan Policy H18.*

10. No flat hereby permitted shall be occupied until the cycle storage has been provided out on the site in accordance with respective allocations demarked out, and made available for the flat occupiers use in accordance with the submitted plans and accompanying information. The cycle storage facilities shall be retained for that purpose thereafter to the satisfaction of the Local Planning Authority.

Reason: *To ensure an adequate alternative to the private motor car is made available to future occupiers and retained in the interests of meeting travel needs, avoiding overspill onto nearby streets and in the interest of visual amenity in accordance with saved Worthing Local Plan Policies TR9 and H18 and Worthing Core Strategy Policy 19.*

11. Notwithstanding the submitted plans the first floor flat hereby approved shall not be occupied unless and until details of screening of the private roof terrace has been submitted to and agreed in writing by the Local Planning Authority (this shall consist of a solid material not less than 1.8 metre in height to its west and east boundaries and include the external materials and finishes of the screening and the terrace floor surface), and unless and until the screening so agreed has been installed in strict and full accordance with those approved details. This screening shall be retained as fully approved on the site thereafter at all times to the satisfaction of the Local Planning Authority unless written agreement is given by the Local Planning Authority otherwise.

Use and access of the roof terrace and the external staircase shall be solely by the occupiers of the first floor flat and their personal visitors alone. All deliveries to the flat occupier shall be via the Goring Road street entrance.

Reason: *To safeguard the residential amenities of future occupiers and neighbours and in the interests of visual amenity.*

12. The flats hereby approved shall not be occupied unless and until detailed drawings, including sections, of the proposed roof lights at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. Those replacement windows shall not be installed on the building unless in strict accordance with those approved details.

Reason: *In the interests of visual amenity in accordance with Worthing Core Strategy Policy 16.*

13. The first and second floor common corridor windows in the rear elevation hereby permitted shall at all times be glazed with obscured glass at all times and fixed shut unless during the event of a fire.

Reason: *To prevent overlooking and to comply with saved Policy H18 of the Worthing Local Plan.*

14. No flat hereby permitted shall be occupied until the sound reducing GRP stair tread product detailed in the information accompanying the drawings hereby approved have been applied to the treads of the new staircase and the mail box(es) installed on the application building, as detailed in the same. These features shall be retained as such thereafter in a condition to the satisfaction of the Local Planning Authority.

Reason: *For the living conditions of future occupiers and to safeguard neighbour amenity.*

15. Details of any external lighting to the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the ground floor flat hereby approved is occupied. No external lighting shall be installed on the site unless in strict accordance with those approved details.

Reason: *In the interests of amenity and to comply with saved policy RES7 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised of the following comments from Worthing Environmental Health team:-

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.