Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0014/FULL

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

Mr John Godfrey
8 Avondale Close
Worthing
West Sussex
BN12 6DF

PROPOSAL: Retrospective application for change of use from a single dwelling house into two self contained flats including provision of two off street parking spaces with vehicular access onto Avondale Close.

LOCATION : 8 Avondale Close Worthing

DATE REGISTERED 7th February 2008

APPLICANT : Mr John Godfrey

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2/01 and 3/01, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Secure cycle parking facilities (to be covered and secure) 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 flats hereby approved being occupied.

   Reason: To ensure that satisfactory, safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport and to reduce the reliance on the use of the private car.

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Dated : 17th March 2008

Assistant Director (Planning Services)

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

2. The use hereby permitted shall be sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority in consultation with Building Control.

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

3. Refuse provision/bin stores 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 and disposal of refuse in the interests of hygiene and visual amenity.

INFORMATIVES

1. The applicant is advised that the garage/hardstanding hereby approved should not be used until the crossing between the site and the adjoining carriageway has been constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR, (Telephone: Patching (01903) 878500).

2. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Maresa Kingston on (01903) 221346 who is the Case Officer for this application.

3. 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

   H13 - Conversion to Flats and HMOs
   H18 - Amenity of Residents
   TR9 - Parking Requirements for Development

   Saved West Sussex Structure Plan Policies 2001 – 2016

   DEV5 - Parking Provision
   ERA1 - Making the best use of land
   NE14 - Walking, cycling and mobility

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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.