Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0237/FULL

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

PS Architecture Ltd
1 Cambridge House
11 Montpelier Road
London
W5 2QP

PROPOSAL: Conversion of existing maisonette into 2 x one bedroom flats at second floor level and 2 x one bedroom flats at third floor level including alterations and mansard roof extension with velux and dormer windows 45/47 Brighton Road. (Amendments to previously approved planning permission - WB/03/00789/FULL refers).

LOCATION : 45 Brighton Road Worthing

DATE REGISTERED 4th March 2008

APPLICANT : Mr P Antill

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 10726-01-01, 10726-SK-01, 02, 03, 04, 05 and 06, 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.

Cont.....

Dated : 28th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the information in the application the development shall not commence unless and until a sample of slate to be used for the for all new roof coverings has been submitted and approved in writing by the Local planning Authority. Thereafter the development shall be completed fully in accordance with the agreed material.

   Reason: In the interest of the appearance of the conservation area.

3. The rooflights to be installed shall be conservation style rooflights, details of which shall be submitted in writing to the Local Planning Authority for approval prior to installation. Only such details as approved shall be installed.

   Reason: In the interest of the appearance of the conservation area.

4. Before any of the dwellings 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.

INFORMATIVES

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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
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

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.