Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0481/FULL

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

Chris Morrison
Morrison Design Associates
33 St. John's Road
Hove
East Sussex
BN3 2FB

PROPOSAL: Conversion and extension to existing detached house to provide 11 self contained flats.

LOCATION : 9 Mill Road Worthing

DATE REGISTERED 16th May 2008

APPLICANT : Les Fisher

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01-A, 02, 03, 04, 05, 06, 07, 08, 09-A, 10-B, 11-B, 12-B, 13-A, 14-A, 15-A, 16-B, 17-A, 18B and supporting Revised Stage 1 Road Safety Audit and Designers Response and Transport Assessment 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.

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Dated : 19th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwellings from traffic noise from Mill Road has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

3. The windows on the east and west elevations of the extensions identified on the approved plans as obscure glazed and/or non-opening shall not be installed other than in strict accordance with the drawings and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining properties.

4. Notwithstanding the Town & Country Planning 1990 General Permitted Development Order, no external aerial facilities to serve the individual flats shall be installed other than as a communal aerial facility, the details of which shall be agreed with the Local Planning Authority in writing prior to installation.

   Reason: In the interests of visual amenity and to protect the character of the Conservation Area.

5. Prior to the flats hereby approved being occupied, refuse provision/bin stores and domestic composting and waste recycling shall be provided for the flats in accordance with the approved plans.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to minimise landfill.

6. No flat shall be occupied unless and until all of the amenity space shown on the submitted plans has been provided.

   Reason: To ensure adequate amenity space.

7. No dwelling shall be occupied until the parking spaces and turning areas shown on the approved plans have been provided and constructed. The parking facilities shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

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8. 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 flats hereby approved being occupied.

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

9. The building shall not be occupied until the new vehicle access between the boundary of the site and the adjoining carriageway has been laid out and constructed in accordance with the approved drawings including visibility splays and sightlines and these sightlines and splays shall be retained thereafter.

   Reason: In the interests of highway safety.

10. The development shall not commence unless and until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to discharge surface water drainage from the site in a safe, efficient and sustainable manner.

    Reason: To minimise flood risk.

11. 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.

12. No dwelling shall be occupied unless and until the existing vehicular access to the site has been altered and stopped up in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

    Reason: In the interests of highway safety.

13. 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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14. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

15. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

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

16. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

    Reason: In the interests of visual amenity.

17. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development.

18. The development shall not be built other than in full accordance with the revised approved drawings and the allied revised (July 2008) Stage 1 Road Safety Audit and Designers Response as submitted in support of the application unless agreed as otherwise by the Local Planning Authority and the relevant measures shall be retained thereafter.

    Reason: In the interests of highway safety.

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19. The development shall not commence unless and until a scheme for the protection and retention of the trees in the forecourt (including any necessary pruning) has been submitted to and approved in writing by the Local Planning Authority. No tree shall be removed or pruned without the consent in writing of the Local Planning Authority and any tree so removed shall be replaced with an equivalent as agreed by the Local Planning Authority.

    Reason: In the interest of visual amenity.

20. The development shall not commence unless and until precise details of all boundary treatment have been submitted to and approved by the Local Planning Authority. This shall include details of the treatment of the forecourt gates and the front boundary wall. The development shall not be built other than in full accordance with any such approval and the approved scheme retained thereafter.

    Reason: In the interests of protecting the character and appearance of the Conservation Area and highway safety.

21. The development shall not commence unless and until architectural details have been submitted to and approved by the Local Planning Authority. These shall include details of external doors, windows, rooflights, dormers, eaves, hips and ridge tiles. The development shall not be built other than in full accordance with any such approval.

    Reason: In the interests of visual amenity.

22. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

    Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

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23. No flat shall be occupied unless or until the first floor terrace balcony at the rear has been enclosed with railings in a manner to be agreed in writing with the Local Planning Authority.

Reason: the balcony enclosure as proposed and illustrated is not acceptable in design terms.

INFORMATIVES

1. The principle of converting and extending the house is acceptable in this sustainable brownfield location and contributes towards housing targets. The proposal safeguards this attractive and characterful building, otherwise under threat from redevelopment, and the revised alterations and extensions are generally sympathetic to its period character and setting and the Conservation Area. The relationship with the neighbouring properties is acceptable following revisions. The revised access meets new standards and the parking provision is acceptable in this sustainable location. Subject to the conditions proposed and the receipt of the infrastructure contributions the proposal is acceptable.

2. This permission is the subject of a Unilateral Undertaking covenanting the owners of the land and their successors to pay the following development contributions to the Local Planning Authority in respect of upgrading local facilities to accommodate the development: £6,280 local transport, £139 fire hydrant, £7,332 outdoor recreation, within 7 days of commencement of development.

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

BE1 - Design Quality
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
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

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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.