Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0477/FULL

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

Michael Cook Associates
F A O Stephen Hole
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL: Conversion of existing hostel properties into 3 x 2-bedroom houses and 1 x 3-bedroom house together with replacement windows and doors in timber (and white uPVC to rear parts of buildings only).

LOCATION : 19-21 Elm Road Worthing

DATE REGISTERED 6th May 2008

APPLICANT : Worthing Homes Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5017/20 Rev. B; 21; 22; 23; 24; 25 and letter from Michael Cook Associates dated 1st July 2008, 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 : 8th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority, including: i) the alterations to the west side boundary wall following the removal of the existing attached garage, and ii) narrowing the existing vehicular access to No. 19 by extending the front boundary wall in front of No. 19 to form a pedestrian opening. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

3. All works of making good of the external walls shall be carried out in matching materials and shall be detailed to match the existing adjacent finishes in colour, profile and/or bonding.

   Reason: In the interests of visual amenity.

4. In the event that the existing timber sash windows cannot be retained and refurbished, detailed drawings (including sections) of the proposed timber, double-glazed replacement sashes to the windows specified on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the replacement timber, double glazed sash windows shall only be carried out in accordance with the agreed details and sections.

   Reason: In order to preserve or enhance this part of the Conservation Area.

5. The style and method of opening of the proposed new and replacement PVCu windows hereby permitted shall be carried out in accordance with the details shown on the approved drawings.

   Reason: In order to preserve or enhance this part of the Conservation Area.

6. The lower sash (below 1.7 metres from internal finished floor level) of the first floor window serving Bedroom 2 and the first floor bathroom window in the west side elevation (of No. 19A), and the first floor bathroom window in the east side elevation (of No. 21A), shall be obscure glazed and non-opening 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.

7. Prior to the commencement of development, and notwithstanding the details shown on drawings no. 5017/21, 22, 23 and 25, precise details of the design and construction of the timber replacement entrance doors and open canopy porches to the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the entrance doors and porches shall be carried out only in accordance with the agreed detailed design.

   Reason: To preserve or enhance this part of the Conservation Area.

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8. Prior to the houses hereby approved being occupied, refuse and re-cycling provision/bin stores shall be provided for the houses 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.

9. 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 dwellings hereby approved being occupied.

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

10. 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwellings shall not be extended or altered externally in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of safeguarding residential amenity.

12. The dwellings shall not be occupied until the existing access to No. 19 Elm Road has been stopped up permanently and the full height kerb re-instated.

    Reason: In the interests of highway safety.

INFORMATIVES

1. 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, or the character or appearance of the Warwick Gardens Conservation Area. 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 the relevant saved policies of the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001-2016.

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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
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.

2. The applicant is advised with regard to discharging Condition 12 above, that any works within the highway shall be carried out to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Tel: 01243 642105).