Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0943/FULL

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

Mr M Simmonds
Green Dene Barn
Storrington Road
Thakeham
Pulborough
West Sussex
RH20 3EF

PROPOSAL: Restoration of historical detail to Listed Building, removal of roof structure to form terrace, internal alterations to provide 1 x 1 bedroom self contained flat and 1 x 2 bedroom maisonette. Demolition of C.20th walls and structure to remodel existing building and addition of previously removed second floor to provide 1 x 2 bedroom house. (83 Marine Parade and No. 1 West Buildings).

LOCATION : 83 Marine Parade Worthing

DATE REGISTERED 22nd October 2010

APPLICANT : Mr F Harrison

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 five 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 : 22nd February 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission.

DWG # - MRP/LOC.01 Titled SITE PLAN dated and deposited 22nd October 2010
DW # - MRP/L.02A Titled ROOF & BLOCK PLANS AS PROPOSED dated and deposited 4th January 2011
DW# - MRP/LO1A Titled PLANS AS PROPOSED dated and deposited 4th January 2011
DW# - MRP/LO4A Titled SECTIONS AS PROPOSED dated and deposited 4th January 2011
DW# - MRP/LO3A Titled ELEVATIONS AS PROPOSED dated and deposited 4th January 2011

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

3. No development shall take place unless and until further details of the proposed roof terrace structural glass balustrade system, including the method of fixing to 1 West Buildings, have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

4. No development shall take place unless and until further details including elevational drawings at a scale of 1:10 and profile sections at 1:1 of all new windows and external doors to 1 West Buildings have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

5. No development shall take place unless and until further details of the new flat roof construction at 1 West Buildings including any new structural members have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

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6. No development shall take place unless and until further details including elevational drawings at a scale of 1:10 and profile sections at 1:1 of all new internal timber panelled doors and all proposed basement doors and windows at 1 West Buildings, have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

   Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

7. No development shall take place unless and until further details of the proposed one way gate in the existing basement lightwell at 1 West Buildings have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

   Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

8. No development shall take place unless and until further details of the proposed front entrance steps and the roof light at 1 West Buildings have been submitted to and approved in writing by the Local Planning Authority and then only the agreed details shall be constructed out on site and retained unaltered thereafter.

   Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area.

9. Prior to the occupation of 83 Marine Parade, the approved works to 1 West Buildings shall be implemented.

   Reason: To ensure this comprehensive development of the application site be realised in its entirety in a timely manner.

10. Prior to the occupation of 83 Marine Parade and 1 West Buildings, the street level railings and associated boundary treatment works shall be completed out on site and retained unaltered thereafter.

    Reason: To ensure this comprehensive development of the application site be realised in its entirety in a timely manner.

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11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the residential accommodation hereby approved shall not be extended or altered externally in any way and/or outbuildings be erected within the curtilage space of the accommodation unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: To safeguard the architectural and historic interest of a Heritage Asset, the setting of the adjoining Listed Building, and the established character and appearance of the Conservation Area, and to safeguard the residential amenities of neighbours and future occupiers.

12. Prior to the residential accommodation hereby approved being occupied, refuse provision/bin stores shall be provided on site for the accommodation in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained unaltered thereafter.

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

INFORMATIVES

Reason for approval

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 including the setting of the Listed Building and the established character and appearance of the Conservation Area. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and land uses and without detraction from highway safety and/or exacerbation of existing on-street parking congestion. It would consequently not conflict with the relevant saved Policies BE1, H16, H18, RES7, RES9, CT3, TR9, and H13 of the Worthing Local Plan and the South East Plan Policies SCT1, SCT5, SP3, CC1, CC3, CC4, CC6, H1, H2, H4, H5, H6, T4, NRM10, W6, W8, BE1, BE6 and TC2.

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.