Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0114/FULL

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

Chelseavale Ltd
3 Mill Cottages
Highview Avenue South
Patcham
Brighton
East Sussex BN1 8WN

PROPOSAL: Two storey rear extension in connection with conversion of existing ground floor flat into 1 x 1 bedroom flat and 1 x studio flat and conversion of existing first floor flat into 2 x 1 bedroom flats.

LOCATION : 73 Beaumont Road Worthing

DATE REGISTERED 12th February 2008

APPLICANT : Chelseavale Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in site location plan, block plan and Drawing Nos. 401/A, 402/B, 403/A and 404/C, 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 : 31st March 2008

Assistant Director (Planning Services)

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

2. Prior to the flats hereby approved being occupied, 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.

3. 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.

4. The materials and finishes of the external walls and roof of the 2-storey rear extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

5. This permission relates to the amended plans received on 14th March 2008 and the amended elevation drawing received on 31st March 2008; and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVES

1. The applicant is reminded that no approval under this permission is conferred on the replacement or material alteration of any of the existing windows within the building.

2. The Waste Strategy Manager's advice for dealing with flats is that wherever possible, buildings comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

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:

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WB/08/0114/FULL

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
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.