Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0113/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Conversion of property into five x two bedroom self contained flats incorporating two storey rear extension approved under WB/07/0517/FULL

LOCATION : 41 Upper Brighton Road Worthing

DATE REGISTERED 5th February 2008

APPLICANT : J McCabe Esq

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 9707:1c and 9707:2, 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.

2. 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.

Cont.....

Dated : 1st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

   Reason: In the interests of highway safety.

4. The existing hedge adjacent to the south boundary of the site shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences. The hedge shall not, at any time, be damaged, uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

5. No permission is hereby granted for the car parking spaces as shown on the submitted plan. The flats hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with revised details, to include the precise siting, design, layout, construction and the use of permeable surfacing materials, which have been submitted to and agreed in writing with the Local Planning Authority.

   Reason: In the interests of visual amenity, to provide sufficient surface water drainage and to safeguard the protected Purple Leaved Plum tree (Worthing Tree Preservation Order No.29 of 2003).

6. 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.

7. Prior to the flats hereby approved being occupied, refuse and recycling storage provision 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.

Cont.....

WB/08/0113/FULL

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. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
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.