Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0108/FULL

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

Chelseavale Limited F A O Mr R Woller
3 Mill Cottages
Highview Avenue South
Patcham
Brighton
East Sussex
BN1 8WN

PROPOSAL: Retrospective and proposed amendments to planning permission WB/06/1348/FULL dated 1st March 2007 (conversion and extension of existing dwelling to provide 10 self contained flats with associated parking) including alterations to extensions and roof terraces, entrances, windows, gable of side extension, internal layout and external layout.

LOCATION : 7 Langton Road Worthing

DATE REGISTERED : 1st August 2008

APPLICANT : Chelseavale Limited F A O Mr R Woller

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the floor plans and site plan entitled Proposed Layouts and Proposed elevations and Schedule of variations to existing planning consent which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The outstanding works shown on the approved plans shall be completed within 3 months of this decision.

   Reason: To ensure satisfactory completion of the development in the interests of visual and neighbour amenity.

Cont.....

Dated : 22nd September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. A scheme for the following shall be submitted to the Local Planning Authority for approval:

   a) Vehicular sightlines and pedestrian visibility from the vehicular access.
   b) Enclosure and ground levels of the forecourt bin storage area.
   c) Measures to prevent gravel spillage form the forecourt onto the public highway.
   d) Landscaping and nature conservation enhancement to the property.
   e) Window to serve the upper floor bedroom to Flat 6.

   Any approved scheme shall be implemented in full within 3 months of any such approval.

   Reason: In the interest of highway safety, visual amenity, living conditions of future occupiers and bio diversity.

3. All flank windows, including roof lights, in the upper floors shall be obscure glazed, except the rooflight to the kitchen of Flat 10 where the lower half of the pane shall be obscure glazed and shall be retained as such thereafter.

   Reason: In the interest of neighbour amenity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended), no satellite dish shall be installed other than a communal facility for all the flats.

   Reason: In the interests of visual amenity.

INFORMATIVES

1. The amendments are relatively small in scale and do not harm neighbour amenity unacceptably. The appearance of the development is not substantially different to the approved scheme and though the amendments to the two storey extension are regrettable, they are not so harmful as to justify withholding permission. Residual issues may be addressed by condition.

2. 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

   H10 - Loss of Existing Dwellings
   H13 - Conversion to Flats and HMOs
   H18 - Amenity of Residents
   TR9 - Parking Requirements for Development

Cont.....

WB/08/0108/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality 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.