Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0105/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 hostels into 4 x 2 bedroom and 2 x 1 bedroom flats (6 residential units), with alterations including additional and replacement windows and doors - 5 and 7 Shelley Road.

LOCATION : 5 - 7 Shelley Road Worthing

DATE REGISTERED 11th February 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. 5018/01 Rev. D, 5018/02 Rev. B, 5018/03, 5018/04, 5018/05, 5018/06 and 5018/07 deposited on 11th February 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 : 1st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

3. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

   Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

4. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development.

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5. 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. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

6. The existing trees, bushes and hedges shall be retained and protected, in a manner to be agreed in writing with the Local Planning Authority before the development commences, for the duration of the development. They shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with trees of such size and species, unless the Local Planning Authority gives written consent to any variation.

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

7. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

8. 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.

9. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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10. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

    Reason: In the interests of visual amenity.

11. Provision shall be made for combined and shared aerial and satellite dish facilities to serve all flats within the development hereby permitted.

    Reason: In the interests of visual amenity.

12. Secure, covered cycle parking facilities shall be provided within the curtilage of the site, the 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.

13. Notwithstanding the drawings submitted, no permission is hereby granted for replacement windows in PVCu to the front (north) and side (east and west) elevations. The replacement windows to these elevations shall instead be timber vertically sliding sashes and shall be installed only in accordance with precise details first to be submitted to and approved by the Local Planning Authority.

    Reason: In the interests of visual amenity and to safeguard the character and appearance of the buildings and the adjacent Chapel Road Conservation Area.

14. The windows hereby permitted on the eastern flank elevation of No. 5 Shelley Road shall be obscure glazed and non-opening in a manner to be submitted to and agreed in writing by the Local Planning Authority and 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 adjoining properties.

15. Prior to the flats hereby approved being occupied, refuse provision, bin stores and recycling facilities 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, recycling and disposal of refuse in the interests of hygiene, sustainable waste management and visual amenity.

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WB/08/0105/FULL

INFORMATIVES

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
CH3 - Settlement pattern and strategic gaps
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.