Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1504/FULL

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

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PROPOSAL: Alterations to convert first floor flat into 2 no. flats (1 x one bedroom and 1 x two bedroom) and conversion of roofspace to form 1 x two bedroom self contained flat. External alterations to include the installation of rooflights to all elevations.

LOCATION : 22 Shakespeare Road Worthing

DATE REGISTERED 10th December 2007

APPLICANT : Ashman Properties Ltd.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 457/01 deposited on 10th December 2007, 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.

Cont.....

[redacted]

Dated : 4th February 2008

Assistant Director (Planning Services)

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

2. The proposed roof lights shall be of the Conservation style in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

   Reason:- In the interests of visual amenity and to safeguard the historic character and appearance of the Local Interest Building and the Shakespeare Road Conservation Area.

3. Notwithstanding the drawings submitted, the development hereby permitted shall not commence unless and until the precise details of the number and siting of the roof lights on the northerly facing roof slope have been submitted to and agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to ensure the roof slope does not become unduly populated with roof lights to the detriment of the Conservation Area roofscape.

4. Secure and covered 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.

5. Provision shall be made for all of the flats within the building, following the implementation of the development hereby permitted, to be served only with shared aerial and satellite dish facilities.

   Reason: In the interests of visual amenity.

6. Before the flats hereby permitted are occupied, dustbin enclosures, bin storage and recycling facilities shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area and to ensure compliance with the Council's Waste Strategy.

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:

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WB/07/1504/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
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.