Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Martin O'Brien
61 Lychgate
Church Road
Worthing
West Sussex
BN13 1HB

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0045/FULL

Details of Development
CONVERSION OF LOFT SPACE INCLUDING PROVISION OF TWO VELUX WINDOWS ON REAR (SOUTH) ROOF SLOPE TO PROVIDE A SELF CONTAINED BED SITTING FLAT.

Location of Development
89 ROWLANDS ROAD WORTHING WEST SUSSEX BN11 3JX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 19th January 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
18/05/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. 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. It would consequently not conflict with the relevant saved Policies BE1, H18 and TR9 of the Worthing Local Plan and the South East Plan Policies SP3, CC1, CC6, H1, H2, H4, H5, T4 and SCT5.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans and documents except as where specified in any other condition attached to this permission: -

Drawings Nos. 01/11 Loc Plan 1, Loc Plan 2 and GF Plan, 01/11L / PLAN 1, 01/11 ELEV 1 and ELEV 2, 01/11 ROOF PLANS and the Design and Access Statement dated January 2011.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. The additional secure, covered cycle parking shown on the plans for this flat shall be provided prior to occupation of the flat hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13 and having regard to Policy 19 of the Worthing Submission Core Strategy.*

04. External refuse storage accommodation for the approved flat shall be provided on site prior to first occupation and thereafter retained.

Reason: *To ensure adequate provision is made within the site in the interests of neighbour and visual amenity.*