Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0714/FULL

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

Mr A Greenwood
Henry Adams Planning
Rowan House
Baffins Lane
Chichester PO19 1UA

PROPOSAL: Application for a new planning permission to replace extant planning permission WB/07/1066/FULL to extend the time limit for the conversion of existing guest house to form 4 new flats, and retention of existing flats.

LOCATION : Madeira Lodge Guest House 1 Madeira Avenue

DATE REGISTERED 6th September 2010

APPLICANT : Mr D Hazelgrove

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 five 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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[redacted]

Dated : 26th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

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

   07/319/01. 07/319/01A and 07/319/01B

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

3. Before any of the dwellings hereby permitted are occupied dustbin enclosures 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.

4. The dwellings hereby permitted shall not be occupied until provision for car parking and turning has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the parking of cars.

   Reason: To ensure that some provision is made for the parking of vehicles clear of adjacent highways.

5. The access to the proposed site shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These splays shall be 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the splay areas have been provided. Thereafter, the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interest of highway safety.

6. Prior to the development details of the proposed garden area/s for the flats and soft landscaping shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be implemented prior to first occupation of any flat and retained thereafter.

   Reason: In the interest of future occupiers and the appearance of the area.

INFORMATIVES

1. Notwithstanding the neighbour objection received the proposed development would not detract from the existing local urban environment and 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 of the Worthing Local Plan (BE1, H16, H18, TR9).

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WB/10/0714/FULL

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