Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0335/FULL

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

Mr S Brodrick
102 Haynes Road
Worthing
West Sussex
BN14 7LA

PROPOSAL: Application for a new planning permission to replace extant planning permission WB/07/0720/FULL dated 28th August 2007, for proposed roof alterations to provide two no. x 1 bedroom flats including parking and cycle storage.

LOCATION : 74 Richmond Road Worthing

DATE REGISTERED 23rd April 2010

APPLICANT : Mr L Salt

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 15/06/04B 1-7 inclusive 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:- 15/06/04B 1, 2, 3, 4, 5, 6, and 7 .

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

[redacted]

Dated : 18th June 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the submitted Block Plan details of secure and covered cycle parking for the two new flats shall be agreed in writing with the Local Planning Authority prior to the commencement of any works. Such agreed facilities shall be provided on site prior to the occupation of either flats.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

4. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the roof extension 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.

5. Before the new units are occupied dustbin and recycling 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, access within the site and the amenities of the area.

6. Notwithstanding the drawings submitted, the development hereby permitted shall not commence unless and until the precise details of the construction of the roof extension, and particularly the manner in which it will adjoin the existing roof, have been submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to safeguard the historic character and appearance of this Local Interest building.

7. Provision shall be made to ensure the residential units hereby permitted are served only by shared aerial and/or satellite facilities.

   Reason: In the interest of the appearance of the building and conservation area.

8. Notwithstanding the drawings submitted the development hereby permitted shall not commence unless and until the precise details of the roof lights, including their design, size of opening and profile, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented fully in accordance with the details as agreed.

   Reason: To safeguard the historic character and appearance of this Local Interest building and the conservation area.

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INFORMATIVES

1. This is a replacement application for an extant permission. Government advice is that permission should again be granted unless circumstances have changed materially. Circumstances have not changed materially in this case.

2. 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) and the South East Plan (CC1, CC6, BE1, T4).

3. The proposal would preserve or enhance the character or appearance of the Conservation Area and would accord with policy BE6 of the South East Plan.

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

South East Plan 2009

BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H2 - Managing the Delivery of the Regional Housing Provision
H6 - Making Better Use of the Existing Stock
SCT5 - Housing Distribution
T4 - Parking
TC2 - New Development and Redevelopment in Town Centres

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.