Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0893/FULL

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

Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

PROPOSAL: Change of use and conversion from one dwelling house to two dwelling houses including alterations to windows and doors on south and west elevation and new pedestrian access.

LOCATION : 89 High Street Worthing

DATE REGISTERED 9th November 2010

APPLICANT : Mr G Reed

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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Dated : 4th January 2011

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:-

   Drawing No. 1c and the un-numbered site and location plans.

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

3. No development shall commence unless and until details of the new external windows and doors and gate have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: To preserve the appearance and character of the building and the Conservation Area in accordance with saved Worthing Local Plan Policy BE1 and PPS5 : Protecting the Historical Environment.

4. No external wall of the building shall be painted any colour other than off-white or cream and the internal fence dividing the gardens shall be below the height of the existing boundary hedge.

   Reason: To preserve the appearance and character of the building and the Conservation Area in accordance with Saved Worthing Local Plan Policy BE1 and PPS5 : Protecting the Historical Environment.

5. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with PPS23 : Planning and Pollution Control and Worthing Local Plan Policy RES7.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the new dwellings shall not be extended or altered in any way or outbuildings erected unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: To preserve the appearance and character of the building and the Conservation Area in accordance with Saved Worthing Local Plan Policy BE1 and PPS5: Protecting the Historical Environment.

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INFORMATIVES

1. The proposal has been considered in relation to:-

Saved Worthing Local Plan Polices BE1, H13, H18 , TR9 and H16;
Planning Policy Statement: 1 Delivering Sustainable Development;
PPG13: Transport;
Planning Policy Statement 3: Housing;
PPS5: Protecting the Historical Environment;
Core Strategy Policies 8 and 9

and all other material considerations.

The Council finds that the principle is acceptable as the proposal does not entail the loss of family accommodation, two houses of two bedrooms with their own gardens, being created. The development will contribute towards regional housing targets. The site is a brownfield site in a sustainable urban location.

The intensification entailed is only marginal and no new windows are introduced or extension built. Each dwelling has adequate accommodation and facilities and garden for a town centre location. The house is not within an identified flood risk zone. As such the proposal is unlikely to give rise to unacceptable amenity impacts.

The external woks are modest but the most exposed elevation has been revised to retain the balance and integrity of its fenestration. The works to the bay are also now acceptable with their period twist and are in any event screened by the tall hedge. As only one window is to be replaced and no new roof, the scope to restore the building does not arise. Retention of the out building is welcomed and painting the exterior of the house is acceptable subject to control of colour to off-white or cream. As such the appearance and character of the Conservation Area would be preserved.

No car parking is acceptable; as the site is in a highly sustainable location very close to local facilities and public transport. Residents may customise their own arrangements for cycle parking and refuse storage with adequate space in the curtilage. Pedestrian access is satisfactory.

2. The site lies within an area susceptible to surface water flooding.