Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0042/FULL

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

Mr Franklyn Bonfield
12 Mount Pleasant
Arundel West Sussex
BN18 9BD

PROPOSAL: Reduce and separate ground floor shop and extend to provide a two bedroom house in multiple occupation with access from yard to service road at rear (south side) and reduction in height of part of side boundary wall to 1.8 metres. (Revised proposals - WB/08/0669/FULL refers)

LOCATION : 219 Tarring Road Worthing

DATE REGISTERED 16th January 2009

APPLICANT : Mr Roger Everitt

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in site location plan, existing plan/elevations revision A2, proposed plan/elevations revision A2, existing/proposed roof plan, 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

cont.....

Dated : 9th March 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Prior to the bedsitting room accommodation hereby approved being occupied, refuse/re-cycling storage provision shall be made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

4. Secure, covered cycle storage 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 accommodation hereby approved being occupied.

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

5. The bedroom windows in the west side elevation of the building hereby permitted shall be obscured-glazed and non-opening except those parts of the window that are more than 1.7 metres above the floor of the room in which the window is located. The windows so constructed shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

6. 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: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

7. Prior to the occupation of the accommodation hereby permitted, the inner face of the reduced height wall opposite the proposed bedroom windows shall be painted white in colour.

   Reason: In the interests of the living conditions of the future occupiers.

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WB/09/0042/FULL

INFORMATIVES

1. The Waste Strategy Manager's advice for dealing with dwelling units is that, wherever possible, buildings comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

2. 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:

Saved Worthing Local Plan 2003

H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
S11 - Ground Floor Uses in Core Area of District and Neighbourhood Shopping Centres.
TR9 - Parking requirements for development

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High quality development
DEV4 - Travel needs and choices
DEV5 - Parking provision
ERA1 - Making the best use of land
LOC1 - Locational Strategy
NE1 - Level of residential and employment 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.