Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0980/FULL

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

Mr C J Lott
PDP Architects
Ryebrook Studios
Woodcote Side
Epsom
Surrey
KT18 7HD

PROPOSAL: Proposed conversion of office building to provide 2 No. self contained flats.

LOCATION : 23 Farncombe Road Worthing

DATE REGISTERED 23rd November 2009

APPLICANT : Mrs N Boulter

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 4921P - 001, 4921P - 002-A and 4921P - 003-F, 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.

cont.....

[redacted]

Dated : 21st December 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No flat shall be occupied until the parking area shown on the approved plans has been provided. The parking area so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

3. No dwelling shall be occupied unless and until the landscaping plan as shown in drawing 4921 P 003-F has been implemented fully. All planting, comprised in the above plan shall be carried out in the first planting season following first occupation of the flats or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: To protect the setting and appearance of the Local Interest Building and Conservation Area

4. At no time shall individual aerials be placed on the outside of the building or within its curtilage without the written permission of the Local Planning Authority. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted, details of which shall be submitted to and agreed in writing with the Local Planning Authority.

   Reason: To protect the setting and appearance of the Local Interest Building and Conservation Area.

5. The development hereby permitted shall not be occupied unless and until the foul and surface water drainage and means of disposal have been provided for in accordance with drawing 4921 P 003-F.

   Reason: To ensure that the proposed development is satisfactorily drained.

6. Before any of the flats hereby permitted are occupied, provision for refuse storage shall be made in accordance with the approved drawings and retained thereafter.

   Reason: To protect the setting and appearance of the Local Interest Building and Conservation Area

7. At no time shall the walls of the building or boundary walls of the curtilage be painted without the written consent of the Local Planning Authority.

   Reason: To protect the setting and appearance of the Local Interest Building and Conservation Area

cont.....

8. The development shall not be built other than in accordance with the measures set out in the letter from the agents dated 9.6.09 in respect of discharge of the corresponding condition of WB/08/1127/FULL.

   Reason: To ensure that energy efficiencies are introduced into the building.

9. Before any of the flats hereby permitted are occupied, provision for cycle hoops shall be made in accordance with the approved drawings and retained thereafter.

   Reason: To protect the setting and appearance of the Local Interest Building and Conservation Area

10. 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 ;Worthing Local Plan Policy RES7.

Informatives

1. The proposal entails the loss of a B1 employment space in an established fringe town centre location. However, the acceptability of such a loss was established in a very recent planning permission and material circumstances have not changed materially since that time. In this context, given the former use of this property, its size and poor internal layout it is not considered that its loss would be significant in employment terms despite the lack of marketing of the premises.

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

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WB/09/0980/FULL

Saved Worthing Local Plan 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents

The South East Plan 2009

RE3 - Employment and Land Provision
SCT1 - Core Strategy
SCT2 - Enabling Economic Regeneration
SCT3 - Management of Existing Employment Sites and Premises
SCT5 - Housing Distribution

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.