Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0630/FULL

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

Mr M Bridle
Downsview Associates
3 Hillside Road
Storrington
West Sussex RH20 3LZ

PROPOSAL: Conversion of existing HMO (11 units) to provide 1 x two-bed flat, 4 x one-bed flats and 3 bedsit flats involving demolition of existing single-storey addition and erection of pitched-roof rear extension with accommodation on ground and first floor (first-floor within pitched-roof).

LOCATION : 28 Selden Road Worthing

DATE REGISTERED 3rd September 2010

APPLICANT : Mr G Hale

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 : 24th February 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 Nos. 2008.37.003/A, 2010.037.001 and 2010.037.002/D.

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

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected to include a rendered wall sub-dividing the drive from the private courtyard of Flat 2, enhanced treatment on the northern boundary (adjacent to the communal bin and cycle stores), and enhanced treatment on the southern boundary (adjacent to the private gardens of Flats 2 and 3). The boundary treatment as approved shall be completed before any dwelling hereby permitted is occupied or in accordance with a timetable to be agreed in writing with the local planning authority.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. The materials and finishes of the external walls and roof of the extensions and alterations hereby permitted shall match those on the existing building. The development shall not commence until details of the materials to be used 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. The development hereby permitted shall not be carried out unless and until a specification detailing the materials, and a sample or drawing(s) and section(s) of the proposed window(s) at a scale of not less than 1:20 detailing the dimensions/profiles/proportions of the frame(s) and glazing bars, the pattern of opening windows, the set back of the window from the external wall face; and the window heads and sills have been submitted to and approved in writing by the local planning authority. Thereafter the windows shall only be carried out in accordance with the agreed details.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

6. No cables, wires, aerials, pipework (including foul water pipes or rainwater downpipes), meter boxes or flues shall be fixed or fitted to any elevation fronting Selden Road.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

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7. The new and replacement first-floor windows (including the roof light windows) on the north and south side elevations of the building and extension hereby permitted shall be obscure glazed and non-opening (except those parts above 1.7 metres above the floor of the room in which the window is installed) and they 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 and to comply with saved Local Plan Policy H18.

8. The lower panes of the ground-floor windows on the north elevation of the extension hereby permitted shall be obscure glazed and non-opening (except those part above 1.7 metres above the floor of the room in which the window is installed) and they 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 Flat 3 and to comply with saved Local Plan Policy BE1.

9. Prior to the flats hereby approved being occupied, refuse provision/bin stores shall be provided for the flats in accordance with details of their siting, design and construction 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 and to comply with saved Local Plan Policy BE1.

10. Secure 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 flats hereby approved being occupied.

    Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with PPG13: Transport.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of the demolition and construction period. The Statement shall provide for:-

    (i) the parking of vehicles of site operatives and visitors;
    (ii) loading and unloading of plant and materials;
    (iii) storage of plant and materials used in construction of the development;
    (iv) measures to control the emission of dust and dirt during construction.

    Reason: In the interests of highway safety and amenity and to comply with saved Local Plan Policy RES7.

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12. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. (Monday to Friday inclusive) and between the hours of 8.00 a.m. and 1.00 p.m. on Saturdays.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

13. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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. All hard landscaping (including the drive, paths and patios) shall where possible be permeable, and shall provided prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development.

14. 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: In the interests of environmental protection and public safety.

INFORMATIVES

1. The Waste Strategy Manager's advice for dealing with flats 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 to assist with discharging condition 9 of this permission can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

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Reason for approval

2. The proposed development would make an efficient re-use of this attractive Victorian villa in a sustainable location close to the edge of the town centre, and would contribute toward meeting the housing needs of the Borough by providing residential accommodation of an improved quality. The proposed development can take place without detracting from the character and appearance of the surrounding built environment and without harm to the living conditions of neighbouring occupiers. Having regard to Government planning policy guidance contained in PP13, and in the absence of any objection from the Highway Authority, it is considered that subject to a contribution of £2,115 (index-linked and subject to annual review) necessary to mitigate the impacts of the proposed development in terms of demand on infrastructure and sustainable transport, refusal would not be warranted on highway safety grounds.

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.