Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0586/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Conversion of existing property into 4 self-contained units part retrospective. (Resubmission of WB/08/0128/FULL).

LOCATION : 34 Chatham Road Worthing

DATE REGISTERED 2nd June 2008

APPLICANT : Mr Andrew Herrington

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawings 1 and 2 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 lower pane of the window in the first floor flank elevation, shown on the submitted plan as serving the kitchen to Flat 4, shall be obscure glazed and 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.

Dated : 8th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Secure, covered cycle parking 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.

4. The flats shall not be occupied until the existing vehicular access to the site has been stopped up, the boundary wall extended to match the materials, external finishes and construction of the existing wall, and the full height kerb re-instated.

   Reason: In the interests of amenity and to secure satisfactory access for pedestrians to the side of the building.

5. Prior to the flats hereby approved being occupied, refuse and re-cycling provision/bin stores shall be provided for the flats 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.

6. 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. inclusive.

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

7. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

INFORMATIVES

1. The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. Notwithstanding the representations received from third parties, it is considered the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety.

Cont.....

2. 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 can be obtained from Paul Willis, Waste Strategy manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel: 01273 263052.

3. With regard to Condition 4 above, the applicant is advised that any works within the highway, including re-instating the full height kerb, should be carried out to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Tel: 01243 642105).

4. 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 Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 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.