Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0587/FULL

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

Mr Nigel McMillan
McMillan Architects Ltd
7 Queen Square
Brighton
West Sussex
BN1 3FD

PROPOSAL: Conversion of existing dwelling house and one bedroom flat on top floor to form 5 self contained flats consisting of two x 1 bedroom flats on ground floor, two x 1 bedroom flats on first floor and one x 1 bedroom flat on second floor together with alterations including raise part of existing boundary wall, new pitched roof and provision of two new ground floor windows and roof light on south elevation.

LOCATION : 160 Heene Road Worthing

DATE REGISTERED 7th July 2008

APPLICANT : T E G Developments Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 26114/SP, 26114/01A, 26114/03C and 26114/04C 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.

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Dated : 1st September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The facing and roofing materials shall match as closely as possible in colour and texture those on the existing building.

   Reason: In the interests of visual amenity.

3. Secure 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. Prior to the flats hereby approved being occupied, refuse 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.

5. The first floor south facing living room and bedroom windows shall be obscure glazed and fixed shut in a manner to be agreed in writing with the Local Planning Authority prior to first occupation and retained in that condition thereafter.

   Reason: To prevent increased overlooking of adjoining neighbours.

6. Details of the replacement front boundary wall are to be submitted to and agreed in writing with the Local Planning Authority and the agreed works completed before the first occupation of the flats hereby approved.

   Reason: In the interests of visual amenity.

INFORMATIVES

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
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
ERA1 - Making the best use of land

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.