Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0591/FULL

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

Mrs Liz Mills
Caldotec Ltd
41 Willowhayne Avenue
East Preston
West Sussex
BN16 1PL

PROPOSAL: Change of use from shop and 2 residential units to 1 x 1 bed and 2 x 2 bed self contained flats with new boundary wall.

LOCATION : 65 and 65A Kingsland Road Worthing

DATE REGISTERED 24th June 2008

APPLICANT : Mr James Thorns

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 8001 01 Revision 3 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 alterations to the external walls 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.

Dated : 18th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The new window in the east elevation of the single-storey building shall match in all respects the existing adjacent window in the same elevation.

   Reason: In the interests of visual amenity.

4. No development shall take place until precise details and samples of materials, of the proposed new section of boundary wall and wall piers have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such wall as may be agreed has been erected.

   Reason: In the interests of amenity.

5. Notwithstanding the details shown on the approved drawing No. 8001 01 Revision 3, no consent is conferred under this permission for the proposed new vehicle access to the south of the building off Kingsland Road. A pedestrian access to Flat 1 shall be formed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

   Reason: In the interests of highway safety.

6. No dwelling shall be occupied until parking spaces for 2 vehicles has been marked out and provided on the existing area of hard standing on the east side of the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure an adequate layout is provided for parking vehicles clear of the highway.

7. Before any of the dwellings hereby permitted are occupied, refuse and re-cycling storage enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area.

8. Notwithstanding the detail shown on the approved drawing No. 8001 01 Revision 3, no consent is conferred under this permission for the detached cycle storage building. No dwelling hereby approved shall be occupied unless and until alternative covered, secure cycle storage facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To provide alternative travel options to the use of the private car in accordance with PPG13 and saved Structure Plan policy DEV4.

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9. 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 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).

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 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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
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.