Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0782/FULL

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

Mr R J Reynolds, MBIAT
82 Greenacres
Shoreham-by-sea
West Sussex
BN43 5XL

PROPOSAL: Change of use from existing 4 bedroom maisonette to two No. 2 bedroom flats including alterations to implement use.

LOCATION : 141 Rectory Road Worthing

DATE REGISTERED 6th August 2007

APPLICANT : Thornmead Securities 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. 1584/P1/A and 1584/P2/A 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. Notwithstanding the annotated notes on drawing nos. 1584/P1/A and 1584/P2/A no consent under this permission is granted for the replacement of the existing windows in the front (north/north-east) elevation of the building onto Rectory Road.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 1st October 2007

Assistant Director (Planning Services)

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

3. The replacement windows in the rear (south/south-west) of the building shall consist of steel framed windows to match the existing, exact details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the replacement windows shall be carried out in accordance with the agreed details.

   Reason: In the interests of visual amenity.

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.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H1 - Overall Housing Provision
H2 - Housing Mix and Density
H9 - Unidentified Sites
S14 - Upper Floors, All Shopping Centres
TR9 - Parking Requirements for Development
TR13 - Vehicular Access Requirements

Adopted West Sussex Structure Plan 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
NE2 - Housing provision

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.