Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0377/FULL

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

Rex Adams
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

PROPOSAL: Conversion of former nursing home into 13 No. self contained flats.

LOCATION : 33 - 37 Madeira Avenue Worthing

DATE REGISTERED 8th April 2008

APPLICANT : Mr A Jaddoo

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. LOCA; 07235-01; 02; 03; 04; 05; 06; 07; 08 and 09 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. No development shall take place until details of the boundary walls/fences, including the re-instatement of a matching flint and brick dressed wall fronting No. 35, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such walls and fences as may be agreed have been erected.

   Reason: In the interests of amenity.

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Dated : 17th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. No dwelling shall be occupied until the 4 no. parking spaces shown on the approved plans have been provided. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

4. Secure, covered, cycle parking facilities shall be provided in accordance with the West Sussex County Council standard 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.

5. 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.

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 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 for the front and rear garden areas, 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 shall be provided prior to the occupation of the development hereby permitted.

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

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8. The materials and finishes of the external walls and roof of the extension 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.

9. Prior to the commencement of development, drawings of the proposed new and replacement windows and doors (at a scale of not less than 1:20) and providing details of the method of window opening, the thickness of the frames, the set back of the windows from the external wall face, the window cills and the design and materials of the proposed doors, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the proposed development shall be carried out in accordance with the agreed details.

   Reason: In the interests of visual amenity.

10. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted.

    Reason: In the interests of visual amenity.

11. Before any of the dwellings hereby permitted are occupied dustbin/re-cycling 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.

12. The new ground and first floor windows in the south side of the proposed extension to No. 33 and in the north side of No. 37, shall be obscure glazed and any part of the window more than 1.7 metres above internal finished floor level shall be fixed shut, and they shall not subsequently be altered in any way without the prior written 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.

13. The dwellings hereby permitted shall not be occupied unless and until the existing link conservatory, external steps, and ramped accesses (2. no.) to Nos. 33-37 have been demolished and removed and the walls made good in materials to match the external finishes, colour and texture of the existing adjacent walls.

    Reason: In the interests of visual amenity.

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14. The access to the public highway between No. 33 and 35 shall be laid out to provide a visibility splay on the north side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

Reason: In the interests of highway 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 can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

2. The proposed development would make a good re-use of these attractive older buildings and their appearance would be enhanced by the removal of some of the existing unsympathetic features associated with their former use as a rest home. Subject to conditions concerning the detailed design and glazing of specified new and replacement windows, it is considered the proposed development can take place without harm to the living conditions of neighbouring occupiers. Notwithstanding the concerns of local residents, car parking provision is considered adequate for this highly sustainable location, having regard to the former use of the buildings as a rest home. As such it is considered that subject to conditions and infrastructure contributions towards, transport, education, fire hydrant(s) and outdoor recreation space, the proposed development would not conflict with the relevant saved policies of the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001-2016.

3. 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
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
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.