Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0942/FULL

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

Rund Partnership Limited
39 Centre Way
Locks Heath Centre
Southampton
Hants
SO31 6DX

PROPOSAL: Conversion of existing double garage into a self contained dwelling associated with supported housing provision in 17 Selden Road.

LOCATION : Garage South of 17 Selden Road Worthing

DATE REGISTERED 30th July 2007

APPLICANT : Stonham

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 01, 02, 03B, 04A, 05, 06 and 07, which accompanied the application 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 : 11th September 2007

Assistant Director (Planning Services)

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

2. Before works commence, details of any remedial pruning works to the protected Ash tree on the site (T5 on the Worthing Tree Preservation Order No. 38 of 2003) that may be necessary to implement the works for which permission is hereby granted or to clear the adjoining building, Traslyn Court, 15a Selden Road in connection therewith, shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

3. 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.

4. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

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

5. Prior to the commencement of the development hereby permitted, revised details of the proposed sunpipes, indicating smaller, less obtrusive features within the roof, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed details.

   Reason: In order to preserve the character of the Farncombe Road Conservation Area.

6. Prior to the commencement of the development hereby permitted, the precise details of the siting of any ventilation/extraction flues (e.g. boiler, shower or cooker) shall be submitted to and approved in writing by the Local Planning Authority. thereafter, the development shall be completed fully in accordance with the agreed details.

   Reason: In order to safeguard the amenities of the occupiers of 15a Selden Road.

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7. The shower room window on the west elevation of the bedsit hereby permitted 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the south, west or east elevation of the proposed bedsit without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In order to safeguard the amenities of adjoining properties and to preserve the character of the Farncombe Road Conservation Area.

10. 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.

11. The bedsit flat hereby permitted shall not be sold or let and shall not be occupied at any time as a separate unit of accommodation other than for a resident of the main property (17 Selden Road); and shall not be used other than for purposes ancillary to the residential care home known as 17 Selden Road.

    Reason: To ensure that a separate unit of accommodation is not created which may be unacceptable to the Local Planning Authority in this particular case.

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12. Notwithstanding the provisions of the Town and country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no walls, fences or other means of enclosure (other than those shown on the plan hereby approved) shall be erected to enclose the bedsit building or subdivide the existing plot unless permission is granted by the Local Planning Authority in an application on that behalf.

Reason: In the interests of visual amenity and to prevent the creation of a separate curtilage in accordance with Local Planning Policy H17.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions please contact Linda Norton on 01903 221421, who is the Case Officer for this application.

2. 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
BE21 - Development in a Conservation Area
BE28 - Protection of Local Interest Buildings
H16 - Domestic Extensions and Alterations
H17 - Residential Annexes
H18 - Amenity of Residents
TR6 - Pedestrian/Cyclist Facilities
TR9 - Parking Requirements for Development

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV5 - Parking 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.