Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/07/0912/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Conversion of 2 existing flats into 3 x 1 bedroom flats and 1 bedsitting room unit including a single storey extension and alterations to implement the use.

LOCATION : 28 Upper High Street Worthing

DATE REGISTERED 20th July 2007

APPLICANT : D J and J K Quelch Properties

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 5807:1 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 : 10th September 2007

Assistant Director (Planning Services)

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

2. The new first-floor window opening in the north side elevation shall match the size and proportions of the existing opening in this elevation shown on the approved drawing as being blocked-up. The lower pane of the new window, or any part of the window lower than 1.7m above internal finished floor level, shall be fitted with obscured-glazing. The window shall not thereafter be altered without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and to safeguard the privacy of the occupiers of adjoining properties.

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. 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. The materials and finishes of the external walls and roof of the single storey extension forming part of the works of conversion hereby permitted shall match those on the existing building.

   Reason: In the interests of 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:

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WB/07/0912/FULL

**Adopted Worthing Local Plan 2003**

BE1 - Design Quality
H1 - Overall Housing Provision
H2 - Housing Mix and Density
H9 - Unidentified Sites
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
RES1 - Energy, Efficient Forms of Development, Design and Layout
TR6 - Pedestrian/Cyclist Facilities
TR9 - Parking Requirements for Development

**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.