Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0683/FULL

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

Daryl Gowlett
Clive Voller Associates
Burgess Hill
West Sussex
RH15 9DE
England

PROPOSAL: Revised proposals for the conversion of and extension to upper floors to provide 2 one bedroom residential flats and 1 studio flat with alterations to implement the use including the formation of a new internal staircase and access to the rear part of the existing ground floor shop premises (WB/08/0167/FULL refers).

LOCATION : 13 Montague Street Worthing

DATE REGISTERED 26th June 2008

APPLICANT : Geneva Investment Group

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2579-01 and 2579-02/C 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 : 20th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Before works commence, details and samples of the external materials and finishes to be used for the construction of the extension at roof level, and those to be used for the alterations, windows and entrance door shown on the submitted plans, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be fully completed in accordance with the agreed details.

   Reason: To safeguard the historic and architectural character of this building, the group of which it forms part, and the South Street Conservation Area in which it is situated.

3. The three cycle parking provision in the rear courtyard of the premises, in the position shown on the submitted plan, hereby permitted, shall be provided before the three flats, hereby permitted, are occupied. Thereafter, this cycle parking provision shall be retained to serve the flats and shall not thereafter be altered or removed without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To provide alternative travel options to the use of the motor car, in accordance with Policy DEV4 of the West Sussex Structure Plan 2001 - 2016 and National Planning Policy PPG 3.

4. No works shall be commenced unless provision has been made within the site (or within other adjacent land within the applicant's control), in accordance with details approved by the Local Planning Authority, for all temporary contractors' materials, plant and equipment associated with the carrying out of the development; and such provision shall be retained in the approved manner throughout the period of work on the site.

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

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 then please contact Mr H Barnes-Moss on 01903 221348 who is the Case Officer for this application.

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:

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WB/08/0683/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices

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.