Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0706/FULL

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

Mr Lawrence Malkin
PD Services
55 First Avenue
Lancing
West Sussex
BN15 9QP

PROPOSAL: Conversion of property into 5 x one bedroom apartments and one studio apartment; construction of two dormer roof extensions to rear roof slope; two Conservation rooflights to front roof slope. Revised proposals - WB/08/0924/FULL refers.

LOCATION : 123 Brighton Road Worthing

DATE REGISTERED 14th August 2009

APPLICANT : Mr Wayne Riding

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2195-A deposited on 7th October 2009, excepting balcony veluxes and balustrade at front, 2195-A deposited 14th August 2009 in respect of existing floor plans and proposed rear garden layout only; email from Agent dated 9th October 2009 and un-numbered site plans 14th August 2009 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

Dated : 9th October 2009

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

2. Notwithstanding the submitted drawings, the front balcony veluxes and fixed balustrade are deleted and are not approved and shall not be built. No development shall commence unless and until details of two Conservation style rooflights at the front in substitution for the deleted said balcony veluxes and fixed balustrade are submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: The velux balcony roof lights, large void and cheeks and balustrade shown in the submitted drawings would be visible from the street and seafront, especially when open and would appear as an alien and incongruous form, bearing in mind the roof of this attractive terrace is untarnished at present. Two Conservation rooflights of a sympathetic design would be an acceptable alternative.

3. The materials and finishes used in the external alterations to the main building hereby permitted shall match those on the existing building, excepting the new rear door. Notwithstanding the submitted drawings, no development shall commence unless and until the details of the said door are submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: In the interests of visual amenity.

4. Notwithstanding the submitted drawings, no development shall commence unless and until details of two rear dormers are submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: The submitted drawings show insufficient detail to demonstrate the quality of design will be achieved.

5. Notwithstanding the submitted drawings, no development shall commence unless and until details of the measures for the storage of domestic waste, recycling and composting for the flats and secure, sheltered cycle storage for the flats have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: To ensure adequate facilities to serve the development in the interests of visual and neighbour amenity and to ensure sustainable access for the development.

Cont.....

WB/09/0706/FULL

INFORMATIVES

1. The proposal makes efficient use of brownfield land in this sustainably located site, without unacceptable harm to the appearance of the property and terrace and neighbour amenity and local parking and traffic conditions.

2. The Environment Agency advise as follows:-

Protection of Controlled Waters

This site lies within a sensitive groundwater area. Groundwater is therefore potentially at risk from activities at the site and all precautions must be taken to avoid discharges and spills to ground both during and after construction.

All surface water from roofs should be piped direct to an approved surface water system using sealed down pipes. Open gullies should not be used.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of our website. The website address is www.environment-agency.gov.uk/netregs/resources/278006

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 South East Plan 2009 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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC3 - Resource Use
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H4 - Type and Size of New Housing
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management
T4 - Parking

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.