Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1176/FULL

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

Clive Voller Associates
15 Station Road
Burgess Hill
West Sussex
RH15 9DE

PROPOSAL: Conversion of roof space to form one additional studio flat with alterations including dormer roof extension on rear elevation and two new rooflights to front roof slope.

LOCATION : 62 Broadwater Road Worthing

DATE REGISTERED 19th September 2007

APPLICANT : Mr Myers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2352-02 deposited on 19th September 2007, 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. The materials and finishes of the external walls, cheeks and roof of the dormer roof extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 12th November 2007

Assistant Director (Planning Services)

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

3. Before the dwelling units hereby permitted are occupied, dustbin enclosures to include provision for recycling facilities 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 and encourage recycling of waste.

4. Prior to the occupation of the residential units hereby permitted, provision shall be made for combined aerial, antenna and satellite dish facilities which shall serve both of the flats within the resulting development.

   Reason: In the interests of visual amenity.

5. The development hereby permitted shall not commence unless and until details of sustainable design features to be implemented have been submitted to and agreed in writing by the Local Planning Authority, including measures for the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar energy and incorporation or utilisation of recycled building materials.

   Reason: To maximise the opportunities for sustainable design in accordance with the aims of PPS1: Delivering Sustainable Development, and PPS22: Renewables, as well as Policies ERA5 and ERA7 of the West Sussex Structure Plan 2001-2016, by improving the energy efficiency of the building and reducing demands on natural resources and waste generation.

6. Secure and covered cycle parking facilities shall be provided within the curtilage of the site, the 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.

INFORMATIVES

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
H18 - Amenity of Residents

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WB/07/1176/FULL

Saved West Sussex Structure Plan Policies 2001-2016

DEV1 - High quality 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.