Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1154/FULL

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

Graham Nicolls.
21 King Street
Arundel
Sussex
BN18 9BJ

PROPOSAL: Demolition of two outbuildings and alterations to convert flat and maisonette to form three flats and single storey extension to form one additional flat (total 4 units).

LOCATION : 97 Brighton Road Worthing

DATE REGISTERED 14th September 2007

APPLICANT : Derek Steele Esq.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 021006/TP.05A, 021006/TP.01D and 021006/SK.10A 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 and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Contd...

Dated : 5th November 2007

Assistant Director (Planning Services)

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

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3. Prior to any development a larger detailed drawing of the intended glass and steel balustrade shall be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be erected prior to first occupation.

   Reason: In the interest of the appearance of the building.

4. Prior to occupation of any unit the dormer window and rooflight on the east facing roofslope shall be installed in obscure glazing and thereafter retained as such.

   Reason: In the interest of neighbouring privacy.

5. 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.

6. No dwelling shall be occupied until the parking spaces shown on the approved plans have been provided and constructed. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

7. 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.

8. 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.

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9. The replacement French Doors in the widened front dormer shall be installed in timber.

   Reason: In the interest of the appearance of the building.

Informatives

1. Your attention is drawn to the Environment Agency's consultation response dated 2nd November. They are not raising an objection to your proposal and have not required a Flood Risk Assessment. However, there are matters contained in this letter that may affect the ultimate design which you should give serious consideration to.

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:

   Saved Worthing Local Plan Policies 2003
   BE1 - Design Quality
   TR9 - Parking Requirements for Development
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   Saved West Sussex Structure Plan Policies 2001-2016
   DEV1 - High quality development
   CH1 - Character

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.