Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1152/FULL

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

Colin Jessey Associates.
29 Parkfield Road
Worthing
West Sussex
BN13 1EP

PROPOSAL: Alterations and erection of single storey extension and two dormer windows on south elevation in connection with conversion of existing property into 4 x one and two bedroom self contained flats together with extension to existing garage to form a one bedroom detached bungalow (total 5 residential units).

LOCATION : 13 Tennyson Road Worthing

DATE REGISTERED 14th September 2007

APPLICANT : Peter Wheeler

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 064.07.05A, 064.07.06B, 064.07.07C and 064.07.08B deposited on 25th October 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.

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Dated : 9th November 2007

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed alterations and additions has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

3. Prior to the flats hereby approved being occupied, refuse storage and recycling facilities 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, recycling and disposal of refuse in the interests of hygiene and visual amenity.

4. Secure, 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.

5. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development.

6. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such screen walls or fences as may be agreed have been erected.

   Reason: In the interests of amenity.

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7. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

8. Provision shall be made for combined aerial and satellite dish facilities to serve all dwelling units within the development hereby permitted.

   Reason: In the interests of visual amenity.

9. The development hereby permitted shall not be occupied unless and until the parking spaces shown on the approved plans have been provided and constructed to the satisfaction of the Local Planning Authority. The parking facility so provided shall not thereafter be used for any purpose other than for the parking of private motor vehicles by inhabitants of the development.

   Reason: To ensure that adequate provision is made for the parking of a vehicle clear of the adjacent highways.

10. 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.

11. The secondary bedroom window on the west elevation of the detached bungalow dwelling hereby permitted shall be obscure glazed and non-opening and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

    Reason: To protect the amenities and privacy of the occupiers of the adjoining properties.

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12. The development hereby permitted shall not commence until details of the materials to be used for surfacing the car parking facilities have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

    Reason: In the interests of visual amenity.

13. 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.

14. 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the detached bungalow dwelling hereby permitted shall neither be extended nor altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual and residential amenity and because a more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects.

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
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
NE1 - Level of residential and employment development
NE2 - Housing provision
NE3 - 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, Richmond Road, Worthing.