Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1043/FULL

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

Mr James Roberts
Roberts & Wrigley Associates
27a Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Alterations and conversion of existing dwelling house into 4 No. self contained flats (2 x 1 bedroom flats and 2 x studio flats) including removing existing ground floor window (west elevation) and provision of pair of doors (south elevation).

LOCATION : 14 Lennox Road Worthing

DATE REGISTERED 21st December 2009

APPLICANT : Mr Langham

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1, Plans to scales 1:1250 and 1:500 and Design and Access Statement 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 91 of the Town and Country Planning Act 1990.

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Dated : 8th February 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Prior to any development, details of an alternative means of refuse and cycle storage shall be submitted in writing to the Local Planning Authority for approval. Such details as agreed shall be installed prior to first occupation and retained.

   Reason: To ensure adequate provision is made within the site.

3. Prior to occupation of any flat the ground floor rear facing window shall be obscurely glazed and retained as such thereafter.

   Reason: To protect the privacy of future occupiers from communal use of the rear yard.

4. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: In the interest of the local environment.

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 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
H10 - Loss of Existing Dwellings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC6 - Sustainable Communities and Character of the Environment
H6 - Making Better Use of the Existing Stock

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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.