Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1546/FULL

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

David J Bennett
48 Reigate Road
Worthing
West Sussex
BN11 5NE

PROPOSAL: Conversion of existing 3 bedroom self contained flat to three x 1 bedroom self contained flats. External alterations to include erection of spiral staircase to east elevation to provide access to one of the flats and installation of replacement windows in timber.

LOCATION : Flat 1 1 Market Street Worthing

DATE REGISTERED 4th February 2008

APPLICANT : Mandalay Developments Ltd.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/140/1, 07/140/3a and 07/140/4a, 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 : 25th March 2008

Assistant Director (Planning Services)

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

2. Prior to the flats hereby approved being occupied, refuse provision/bin stores 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 and disposal of refuse in the interests of hygiene and visual amenity.

3. 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.

4. The external access steps to flat 1b hereby permitted shall consist of a black-painted, metal, spiral staircase in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

5. The development shall not commence until precise details of the materials and construction of the alteration to the rear (east) roof slope hereby permitted to accommodate the entrance door to flat 1b have 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 and details.

   Reason: In the interests of visual amenity.

6. Prior to the commencement of the development hereby permitted drawings of the proposed replacement timber windows and new entrance door (at a metric scale of not less than 1:10) shall be submitted to and approved in writing by the Local Planning Authority, with particular care being taken to reproduce the style and proportions of the existing timber casements, sashes and frames, the arrangement of glazing bars and the set back of the frames from the external wall face. Thereafter, the development shall be carried out in accordance with the agreed window and door details.

   Reason: In the interests of visual amenity and to preserve the character of this part of the Conservation Area.

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INFORMATIVES

1. The Waste Strategy Manager's advice for dealing with flats is that wherever possible, buildings comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

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
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE1 - Level of residential and employment 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.