Worthing
BOROUGH COUNCIL

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**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/07/1539/FULL

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

Mr Stephen Hole
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL: Revisions to planning permission WB/07/0525/FULL dated 25th June 2007 for the conversion of a former Hostel building into 4 self contained 1 & 2 bedroom flats. The amendments comprise the replacement of the existing timber sash windows with new PVCu double glazed windows and replacing the original timber doors with aluminium and PVCu doors.

LOCATION : 15 Langton Road Worthing

DATE REGISTERED 19th December 2007

APPLICANT : Worthing Homes 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. 5021/01 REV. F, 02 REV. B, 03 REV. B, 04 REV. B and 05 REV. A, 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 : 11th February 2008

Assistant Director (Planning Services)

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

2. The dwellings hereby permitted shall not be occupied unless and until the 1.8 metre high, close-boarded timber, screen fences shown on the approved drawing no. 5021/01 Revision F as sub-dividing the rear garden area, have been provided.

   Reason: In the interests of amenity.

3. The new and replacement windows hereby permitted shall consist of vertical sliding sash windows on 2 separate planes as shown on the approved drawings no. 5021/01 Revision F, 02 Revision B, 03 Revision B and 04 Revision B; and the replacement doors shall consist of those shown on approved drawing no. 5021/05 Revision A.

   Reason: For the avoidance of doubt and in the interests of visual amenity.

4. The new first-floor windows in the east and west side elevations of the building shall be obscure glazed and the frame fixed so that the lower sash window is non-opening. Thereafter these windows 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 property.

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 details of the existing boundary hedges 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. 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.

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7. 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.

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.

INFORMATIVES

1. The proposed development is within the built-up area and would help meet the need for additional housing, resulting in an improved quality of residential accommodation, without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan and the adopted West Sussex Structure Plan 2001-16.

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
   H13 - Conversion to Flats and HMOs
   H18 - Amenity of Residents
   TR9 - Parking Requirements for Development

   **Saved West Sussex Structure Plan Policies 2001 – 2016**

   CH1 - Character
   DEV1 - High Quality Development
   DEV4 - Travel needs and choices
   DEV5 - Parking Provision
   LOC1 - Locational strategy
   NE1 - Level of residential and employment development

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WB/07/1539/FULL

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.