Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0532/FULL

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

Mr Kenneth Marshall
16 Arundel Gardens
Rustington
West Sussex
BN16 3EH

PROPOSAL: Conversion of single dwelling house into two flats.

LOCATION : 1 Goodwood Road Worthing

DATE REGISTERED 20th May 2008

APPLICANT : Mr Nigel Sayers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. B/7/08 deposited on 20th May 2008, 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 : 14th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not commence unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping and drainage, to include details of permeable hard surfacing materials and the precise details of trees or shrubs and associated planting to be used on the front parking area, including details of species, density and plant height, have been submitted to and approved in writing by the Local Planning Authority . 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 permeable to promote natural drainage, and shall be provided prior to the occupation of the flats hereby permitted. The car parking and associated areas shall be surfaced and landscaped only in accordance with such details as may be agreed.

   Reason: In the interests of visual amenity and of the environment of the development, to preserve as far as possible the intrinsic character and appearance of the locality and to ensure the parking area is adequately and naturally drained to reduce surface water run-off and potential incidents of standing water and flooding in accordance with PPS25: Development and flood risk (2006).

3. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and made freely available at all times for parking by residents of the approved flats and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate off-street parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

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

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:

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WB/08/0532/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
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
ERA1 - Making the best use of land
LOC1 - Locational strategy
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 House, Richmond Road, Worthing.