Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr. David Bennett
Djb Ltd.
7 Offington Lane
Worthing
West Sussex
BN14 9RY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/10/0263/FULL

Details of Development
Change of use of first, second and third floors from offices to residential with alterations to rear means of escape, internal alterations and alterations to windows to provide 4 no. self contained flats: Revisions to ventilation and extraction system serving the kitchen of the ground floor takeaway at No 27 by replacing and upgrading the existing fan and silencer and re-siting externally at rear at first floor level in an enclosure, adjacent to No 25, together with allied alterations to external ducting and provision of secondary glazing to windows of proposed new flat on upper floors of No 27.

Location of Development
27 Chapel Road Worthing West Sussex

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 31st March 2010.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
01/08/2011

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SCHEDULE

Reasons for Granting Permission

01. Whilst the loss of the office accommodation is regrettable, it has been justified in this case due to the length of vacancy, extensive marketing and quality of the accommodation. A residential use is acceptable in this town centre location in the light of prevailing practice and precedent, the particular circumstances of the premises and the extensive noise mitigation measures proposed. The external physical works are limited and have an acceptable impact on the building and Conservation Area. The site is sustainably located and capable of being adequately serviced. Safeguards can be achieved by imposition of suitable conditions. As such, the proposal accords with saved Worthing Local Plan Policies RES7, RES12, H13, H18 and TR9, Core Strategy Policies 4, 7, 8, 9 and 16 and South East Plan Policies SP3, SP4, CC2, CC3, CC4, CC6, CC7, TC2, H1, H4, H5, T2, T4, NRM10, RE3, SCT1, SCT2, SCT3 and SCT5, PPS1 : Delivering Sustainable Development, PPS5: Protecting the Historic Environment, PPS3: Housing, PPS4: Planning for Sustainable Economic Growth, PPS24: Planning and Noise and PPG13 :Transport.

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans and supporting technical documentation unless specified otherwise by any other condition attached to this permission:-

Plan ref. Dwg. No 09/019/3 Date received: 31.3.10
Plan ref. Dwg. No 09/019/4 Date received: 31.3.10
Plan ref. Dwg. No 09/019/5 Date received: 31.3.10
Plan ref. Dwg. No 09/019/9b Date received: 10.3.10
Plan ref. Dwg. No 09/019/10a Date received: 10.3.10
Plan ref. Dwg. No 09/019/11a Date received: 10.3.10
Measurement of Existing Traffic Noise Levels _ Assessment of Plant Machinery Noise - Acoustic Associates received 10.3.11.

For avoidance of doubt no access from the flats hereby approved or ground floor stairwell/hall to the ground floor takeaway shall be provided.

Reason: *For the avoidance of doubt and in the interests of proper planning and to ensure the proposed new residential accommodation is self-contained to prevent harm or trespass on the ground floor takeaway premises.*

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03. No development shall commence unless and until details of a re-sited and upgraded ventilation and extraction system for the take away on the ground floor have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. Within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the agreed scheme achieves the noise levels specified within the scheme. In the event that the specified noise levels have not been achieved, then a further scheme capable of achieving the levels as specified shall be installed including as appropriate, necessary additional sound insulation measures to the flats hereby approved necessary any within 3 months of the installation of the plant/equipment and thereafter retained and maintained in accordance with manufacturer's instructions.

Reason: *To ensure satisfactory living conditions for the future occupiers of the flats hereby approved in accordance with saved Worthing Local Plan Policies H18 and RES7 and PPG24: Planning and Noise.*

04. No development shall commence unless and until details of sound insulation to the proposed flats against external noise have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. The scheme shall include full details of glazing and the provision of mechanical ventilation to rooms adjacent to Chapel Road. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and retained thereafter.

Reason: *To ensure satisfactory living conditions for the future occupiers of the flats hereby approved in accordance with saved Worthing Local Plan Policies H18 and RES7 and PPG24: Planning and Noise.*

05. No development shall commence unless and until details of sound insulation between the proposed flats and the commercial unit below have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and retained thereafter.

Reason: *To ensure satisfactory living conditions for the future occupiers of the flats hereby approved in accordance with saved Worthing Local Plan Policies H18 and RES7 and PPG24: Planning and Noise.*

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06. Notwithstanding the submitted drawings, no dwelling hereby approved shall be occupied unless and until cycle storage has been provided at the ground floor in the cupboard/store adjacent to the stairs and a screened area designated for domestic waste and recycling storage provided in the rear yard and these shall be retained thereafter unless agreed otherwise by the Local Planning Authority in writing.

Reason: *To encourage sustainable travel and mitigate the absence of on site car parking and to ensure the convenient and hygienic storage of waste and to minimize land fill in accordance with saved Worthing Local Plan Policies H18 and RES7, PPG13 : Transport and PPS3 : Housing.*

07. Notwithstanding the submitted drawings, no development shall commence unless and until details of;

a) the new front door; and
b) a new screen on the north side of the revised rear fire escape

have been submitted to and approved in writing by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval and retained thereafter.

The new enclosure for the ventilation and extraction system for the ground floor take away shall be finished to match the existing colour and render of the rear elevation of the upper floors of the building.

Reason: *To ensure the alterations harmonize with existing building and to ensure satisfactory living conditions for the neighbouring residential occupiers in accordance with saved Worthing Local Plan Policies H18 and RES7, Core Strategy Policy 16 and PPS5; Protecting the Historical Environment.*