Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0332/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Extension alterations and conversion to three bed-sitting room flats (resubmission of WB/08/0045/FULL).

LOCATION : 82 Ham Road Worthing

DATE REGISTERED 7th April 2008

APPLICANT : D Clarke and A Dixon

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 12507:2A, 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 : 2nd June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the submitted drawings, the WC in the rear out building shall not be built and no flat hereby approved shall be occupied unless and until a WC and washing facilities are provided in the shop at No. 82 in accordance with plans to be submitted to and approved by the Local Planning Authority and retained thereafter.

   Reason: An outside WC serving the shop would conflict with the amenity of the proposed bed-sits and without WC and support facilities the shop would not be viable

3. The south facing windows serving the doors to Bed-sits 1 and 2 hereby permitted shall be obscure glazed and non-opening and they 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.

4. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the south elevation of the extension; outbuilding or converted rear of the existing property hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

6. No dwelling hereby permitted shall be occupied until the amenity space shown on the submitted plans has been provided.

   Reason: To ensure adequate facilities.

7. Before any of the dwellings hereby permitted are occupied, the drying areas, bin storage and cycle stores shall be provided in accordance with the plans hereby approved.

   Reason: To safeguard the appearance of the development and the amenities of the area and ensure the facilities are provided.

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8. The development shall not commence unless and until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

   Reason: In the interests of sustainable drainage.

9. The development hereby approved shall not commence unless and until details of the boundary treatment at the rear and sides have been submitted to and approved in writing by the by the Local Planning Authority and built in accordance with any such approval and retained thereafter.

   Reason: To safeguard the privacy of the adjacent neighbours.

10. All precautions to avoid discharges and spills to the ground both during and after the construction process shall be undertaken

    Reason: To protect sensitive ground waters.

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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
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

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.