Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1028/FULL

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

C C Gibbs
30 Coleridge Crescent
Worthing
West Sussex
BN12 6LT

PROPOSAL: Change of use from ground floor flat to two self contained flats including installation of replacement PVCu windows.

LOCATION : Flat 1 9 Heene Road Worthing

DATE REGISTERED 27th September 2007

APPLICANT : Miss M Colwood

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/1743-1 and window plans, 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.

2. Prior to the flats hereby approved being occupied, refuse provision including recycling and domestic composting 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 and to minimise landfill.

Cont.....

Dated : 19th November 2007

Assistant Director (Planning Services)

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

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 replacement windows and doors, the subject of this application, shall be in timber. The development shall not commence unless and until details of such windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approval.

   Reason: In the interests of visual amenity.

5. Notwithstanding the submitted plans, the design of the door and side light as detailed in note 3 on the north elevation is not approved. The development shall not commence unless and until plans for the door have been submitted to and agreed to in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approval.

   Reason: In the interests of visual amenity.

6. The development shall not commence unless and until details of the layout and boundary treatment of the private/communal amenity space to serve the flats has been submitted to and approved in writing by the Local Planning Authority. The development shall not be built other than in full accordance with any such approval.

7. The south facing windows of the rear addition shall be obscure glazed except the top light.

   Reason: In the interest of privacy of the adjoining flat.

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
H16 - Domestic Extensions and Alterations

Cont.....

WB/07/1028/FULL

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality 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.