Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1015/FULL

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

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL: Conversion of property from a hostel to 4 self contained flats together with new and replacement windows with white (sliding sash) PVCu units.

LOCATION : 7 Salisbury Road Worthing

DATE REGISTERED 5th February 2008

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. 5019-05A, 5019-01J, 5019-02B, 5019-03B and 5019-04A, 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 : 1st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The new windows on the north elevation of the building, and the bottom half of the proposed bedroom window on the same elevation, shall be obscure glazed 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.

3. Prior to the occupation of the flats hereby permitted, the north part of the front garden shall be laid to grass and separated from the main entrance path, and the front boundary wall reinstated, in accordance with the approved plans.

   Reason: In order to safeguard the amenities of the ground floor flats and in the interests of visual amenity.

4. 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.

5. Prior to the flats hereby approved being occupied, refuse and recycling storage 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 and disposal of refuse in the interests of hygiene and visual amenity and to encourage recycling in the interests of the environment.

INFORMATIVES

1. In arriving at a decision the Local Planning Authority considered that the proposed conversion would not cause any significant harm to the local environment, the amenities of neighbouring properties or highway safety.

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

Cont.....

WB/07/1015/FULL

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
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.