Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0657/FULL

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

Mr A Marmont
Hollybank
Links Road
Worthing
West Sussex
BN14 9QY

PROPOSAL: Conversion of property into 5 x self contained 1 bedroom flats including construction of dormer window on rear roof slope, new windows, doors and skylights.

LOCATION : 17 Lennox Road Worthing

DATE REGISTERED 22nd July 2008

APPLICANT : Mr A Marmont

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered floor plans deposited on 22nd July 2008, except second floor plan, un-numbered elevations deposited on 22nd July 2008 except north, west and east elevations and un-numbered second floor floor plans and north, west and east elevations deposited on 15th September 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.

Cont.....

Dated : 16th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the submitted drawings, development shall not commence unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority for the following:

   a) Refuse and recycling storage and enclosure
   b) Cycle storage and enclosure
   c) Enclosure of the ground floor flats private amenity areas from rear access to the back yard communal storage area and allied access arrangements.

   The development shall not be built other than in full accordance with and such approval and retained thereafter.

   Reason: The arrangements shown on the submitted drawings are unacceptable due to disturbance to the ground floor flat and visual impact. A revised scheme to address these options is necessary.

3. Notwithstanding the submitted drawings, the front rooflight shall not be built other than in a Conservation style with central vertical bar no more than 300mms proud of the roof.

   Reason: In the interest of visual amenity.

4. Notwithstanding the submitted drawings, development shall not commence unless and until details of the front windows and door 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 and such approval and retained thereafter.

   Reason: In the interest of visual amenity.

INFORMATIVES

1. The proposal upgrades the accommodation at the property but does not materially intensify the use given the history of use as bed-sitters and is sustainably located, close to the town centre where parking is also controlled. No harm sufficient to justify refusal would arise to neighbour amenity and the design of the exterior works are acceptable, following revisions. Residual issues may be dealt with by condition.

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:

Cont.....

WB/08/0657/FULL

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.