Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0011/FULL

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

Roberts & Wrigley
27a Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Proposed conversion of existing dwelling into two self contained flats.

LOCATION : 120 Newland Road Worthing

DATE REGISTERED 7th January 2008

APPLICANT : Mr R Luff

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans 1:1250, 1:500 and Drawing No. 01 proposed floor 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. No dwelling shall be occupied until the cycle parking shown on the approved plans have been provided and constructed. These facilities so provided shall not thereafter be used for any purpose other than the parking of bicycles.

   Reason: To ensure that adequate cycle parking provision is made.

Cont.....

Dated : 25th February 2008

Assistant Director (Planning Services)

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

3. Before any of the dwellings hereby permitted are occupied, dustbin enclosures shall be provided in accordance with the submitted application and retained thereafter to the satisfaction of the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area.

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
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
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
NE2 - Housing provision

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.