Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1338/FULL

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

Mr G F Dixon
19 Derwent Drive
Worthing
West Sussex
BN12 6LA

PROPOSAL: Conversion of existing dwelling house including the roof space to provide four self-contained flats.

LOCATION : 29 Windsor Road Worthing

DATE REGISTERED 30th October 2007

APPLICANT : Miss J Highfield

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. W.R./C./1. 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 : 21st December 2007

Assistant Director (Planning Services)

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

2. Notwithstanding the approved plan, a front door to the property shall be retained in the east elevation and an amended plan to indicate its retention and the consequent amended layout of the front ground floor flat shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. Thereafter, the development shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of visual amenity and to preserve the character and appearance of the area.

3. Prior to the occupation of the flats hereby permitted, details of a secure, covered cycle store at the rear of the property (to provide 6 cycle spaces - 1 per bedroom within the development) shall be submitted to and approved in writing by the Local Planning Authority, along with details of the proposed refuse and recycling store, and an indication of the provision of amenity space within the rear garden for the proposed flats. Thereafter, the development shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of amenity and the environment of the development and to encourage sustainable modes of transport and recycling.

INFORMATIVES

1. The applicant's attention is drawn to the fact that any replacement windows for the proposed flats will require the submission of a formal planning application under the above Act.

2. The applicant is advised that any proposed extension to the existing crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. Patching (01903) 878500).

3. 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

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking 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.