Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1330/FULL

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

Ms Julie Shannon
128 Warren Road
Worthing
West Sussex BN14 9RB

PROPOSAL: Change of use of upper floors to form 6 residential units with alterations to implement the use including dormer roof extensions to front and rear roof slopes.

LOCATION : 62 - 66 Goring Road Worthing

DATE REGISTERED 11th April 2008

APPLICANT : Mr and Mrs I Shannon

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 101 Rev. A; 102 Rev. A; 201; 202; 300; 301 Rev. A; 302 Rev. A; 203; 303 Rev. B; 210; 211; 310 Rev. A; 501; 311 Rev. A; 502 and 403 Rev. A, 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. This permission relates to the amended plans received on 4 June 2008; and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

[redacted]
Regeneration and Wellbeing

Dated : 16th June 2008

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

3. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls/roofs of the proposed front roof extension and rear dormers have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

4. Prior to the commencement of the development hereby permitted, the detailed design, materials and external finishes of the re-built parapet wall and balustrading enclosing the roof terrace shall be agreed in writing with the Local Planning Authority and such detailed design, materials and external finishes as may be agreed shall be fully completed prior to the development being brought into use or occupied.

   Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

5. The windows/doors within the front roof extension hereby permitted shall consist of white, metal frames of a small-paned design to match the fenestration pattern of the original windows in this elevation, in accordance with details to be agreed in writing with the Local Planning Authority. Such details as may be agreed shall be fully completed prior to the development being brought into use or occupied.

   Reason: To ensure that the development is implemented in a manner which accords with the approved plans and which is satisfactory in appearance.

6. Before any of the dwellings hereby permitted are occupied, refuse/recycling enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

7. 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.

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8. No construction work shall be carried out on the site unless and until there is available, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

9. The development shall not commence unless and until suitable and timely provision has been made to the written satisfaction of the Local Planning Authority for the upgrading of the local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

   Reason: To ensure the development meets the travel needs it generates and minimizes harmful impacts in accordance with Worthing Local Plan policy RES12 and West Sussex Structure Plan policies NE13, NE14, DEV3 and DEV4.

INFORMATIVES

1. Although the proposal would result in the loss of former employment space, it would help meet the need for additional housing and can take place without detracting from the character or appearance of this Local Interest Building, or the surrounding streetscene. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant Policies of the Worthing Local Plan (BE1, RES12, TR9, H18) and the adopted West Sussex Structure Plan 2001-16 (NE1, NE5, NE13, NE14, CH1, ERA1, DEV1, DEV3, DEV4, DEV5).

2. West Sussex County Council is the Local Transport Authority responsible for the Local Transport Plan which sets out the transport strategy for the county including Worthing and related implementation programmes. This includes provision to accommodate the cumulative harmful effects of new development on the transport network and transport conditions. In part, the programme relies on and anticipates external funding and developers undertaking appropriate works in kind to secure this. In accordance with adopted Worthing Borough Council Supplementary Planning Guidance Parking Standards & Transport Contributions and West Sussex County Council Supplementary Planning Guidance Revised County Parking Standards and Transport Contribution Methodology a financial sum of £2,960 would represent a suitable and proportionate contribution from this proposal to the development and implementation of such a programme for the local area in view of the development's harmful impacts on the local transport network and local transport conditions. This financial contribution should be secured by a planning obligation in the form of a unilateral undertaking.

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Alternatively, at the discretion of the Local Planning Authority, any necessary works as may be agreed with the Local Planning Authority and Local Transport Authority may be undertaken in kind by the developer under appropriate license and authorization. All communication in respect of the above with a view to discharge of condition 9 shall be through the Local Planning Authority.

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
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
NE5 - Employment 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.