Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0995/FULL

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

ADCS Ltd
27 Ethelwulf Road
Worthing
BN14 7NF

PROPOSAL: Amendment to application No. WB/07/0461/FULL for the erection of 2 storey side extension to provide 3 additional self-contained flats (2 x one bed and 1 x two bed) to include additional single storey rear extension.

LOCATION : 56 Shelley Road Worthing

DATE REGISTERED 9th August 2007

APPLICANT : Mr Phillips

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1112/PO1 and 1112/PO3/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.

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Dated : 1st October 2007

Assistant Director (Planning Services)

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

2. Notwithstanding the scant details shown on the approved drawing no. 1112/P03/A, the additional dwellings hereby permitted shall not be occupied until provision for 7 or 8 car parking spaces has been made within the site frontage in accordance with a revised parking layout for the existing and proposed flats to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the parking and manoeuvring of cars.

   Reason: To ensure adequate provision is made for the parking of vehicles clear of the adjacent highways.

3. The dwellings hereby permitted shall not be occupied until the existing westernmost vehicle access off Shelley Road has been permanently stopped up (other than for pedestrians) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

4. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

5. No construction work shall be carried out on the site unless and until there is available within the site, 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.

6. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping for the site frontage area, which shall include indications of the existing trees fronting Shakespeare Road to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

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Reason: In the interests of amenity and of the environment of the development.

7. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

Reason: In the interests of visual amenity.

8. The additional rooflights hereby permitted shall consist of a 'conservation' type in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

9. The openings and the windows of the proposed extension shall match in all respects those within the existing building, particular care being taken to reproduce the style, method of opening and materials of the timber sash windows, the arrangement of glazing bars, the set back of the frames from the wall face, the window sills and the form of the masonry window heads.

Reason: In the interests of visual amenity.

10. Before any of the dwellings hereby permitted are occupied, refuse/re-cycling storage 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.

11. No dwelling shall be occupied until secure, covered cycle storage provision has been made to serve the new dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The storage facilities so provided shall not thereafter be used for any purpose other than the storing of cycles.

Reason: To promote sustainable modes of transport as an alternative to the private car.

INFORMATIVES

1. The applicant is advised than an amendment to the Traffic Regulation Order will be required to alter the existing waiting restrictions and re-position the controlled parking bays on Shelley Road and is necessary in order to provide improved visibility at the remaining site access to the highway. The applicant is advised to discuss the procedure for amending the Traffic Regulation Order with the Highway Authority.

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2. The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H1 - Overall Housing Provision
H2 - Housing Mix and Density
H9 - Unidentified Sites
H10 - Loss of Existing Dwellings
H18 - Amenity of Residents
RES1 - Energy, Efficient Forms of Development, Design and Layout
TR6 - Pedestrian/Cyclist Facilities
TR9 - Parking Requirements for Development

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE1 - Level of residential and employment development
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.