Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0026/FULL

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

Mr James Roberts
Roberts and Wrigley Associates
27a Goring Road
Goring By Sea
Worthing
West Sussex BN12 4AR

PROPOSAL: Conversion of first floor office into two self contained flats including new and replacement windows, installation of new entrance door to the flats (north elevation) and provision of bin and cycle store on ground floor.

LOCATION : 31 - 33 Oxford Road Worthing

DATE REGISTERED 15th January 2010

APPLICANT : Mr Anthony

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2 and the submitted Plan to scale 1:1250 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 five 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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[redacted]

Dated : 9th March 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Prior to first occupation all windows in the south elevation shall be obscurely glazed and non-opening below a height of 1.7 metres from finished internal floor level and thereafter retained as such.

   Reason: To prevent overlooking of adjoining residential neighbours.

3. The cycle parking and refuse storage arrangements identified on the submitted drawings shall be made available prior to first occupation and thereafter retained.

   Reason: To ensure adequate provision is made and retained within the site.

4. Works hereby permitted shall not be commenced unless and until a scheme of secondary glazing for all those windows in the north and east elevations serving habitable rooms of the said flats has been submitted in writing and approved by the Local Planning Authority. Such details as approved shall be installed prior to first occupation and thereafter retained.

   Reason: To prevent noise disturbance to the flats from road traffic and other ambient noise.

5. Prior to any works commencing details of the new window and doors to be installed shall be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be installed prior to first occupation and thereafter retained.

   Reason: In the interest of the appearance of the building.

INFORMATIVES

1. Reasons for Approval

   Members of the Planning Committee on the 9th March resolved to overturn the Planning Officer's recommendation for refusal of planning permission.

   Members had sight of late information from a local Estate Agent which elaborated on the marketing of the building in the last 2 years. His professional advice was that there was no realistic prospect of letting the first floor of this building for office purposes in the foreseeable future.

   Members also considered there was no loss of employment on site as the applicant had relocated his office business to the rear ground floor area. Additionally, in opening a shop in the frontage he had further increased local employment and enlivened and improved the appearance of Oxford Road and the approach to the town's main station.

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On balance, Members considered use of the first floor to provide two additional 2 bedroom flats was not contrary to Policy RE3 and that it would be a beneficial alternative use of this space. Residential use was compatible with land uses in the area and that subject to the implementation of the proposed conditions of approval good living conditions could be achieved.

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 South East Plan 2009 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
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
NRM10 - Noise
RE3 - Employment of Land Provision
RE6 - Competitiveness and Addressing Structural Economic Weakness
SCT3 - Management of Existing Employment Sites and Premises
SP3 - Urban Focus and Urban Renaissance
T4 - Parking
TC2 - New Development and Redevelopment in Town Centres

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.