Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0908/FULL

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

Trevor Spears
12 Mendip Crescent
Worthing
West Sussex
BN13 2LT

PROPOSAL: Change of use from single dwelling house into 2 x one bedroom self-contained flats including the erection of side extension and bin store on west elevation with relocation of one existing shed for cycle storage. (Resubmission of WB/07/0557/FULL).

LOCATION : 12 Mendip Crescent Worthing

DATE REGISTERED 3rd August 2007

APPLICANT : Trevor Spears

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1, 2, 3 (a), (b), (c), Diagrams A, B, C, D and E 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 : 11th September 2007

Assistant Director (Planning Services)

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

2. The windows on the south elevation of the extension hereby permitted shall be obscure glazed and non-opening and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

3. Prior to the flats hereby approved being occupied, refuse, recycling and domestic composting facilities shall be provided for the flats in accordance with the approved drawings.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene, visual amenity and minimising land fill.

4. Secure cycle parking facilities shall be provided within the curtilage of the site prior to the occupation of the flats in accordance with the approved plans

   Reason: To encourage and provide for a non car mode of transport to and from the site.

5. The garage in the nearby garage court shown on the approved plans shall not be used for any purpose other than the garaging of vehicles associated with the flats hereby permitted and shall be retained as such thereafter.

   Reason: To ensure satisfactory car parking is provided for the flats to prevent overspill onto the street.

6. 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.

INFORMATIVES

1. The Committee were mindful of local concerns but considered the proposal helped meet housing need in a sustainable fashion without undue harm to local character, neighbour amenity, parking or access, subject to the safeguards set out in the attached conditions.

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:

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Adopted Worthing Local Plan 2003

BE1 - Design Quality
BE2 - Materials and Detailing
BE15 - Retention of Trees, Landscaping and Hedgerows
BE16 - Landscaping
H1 - Overall Housing Provision
H2 - Housing Mix and Density
H9 - Unidentified Sites
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
TR6 - Pedestrian/Cyclist Facilities
TR9 - Parking Requirements for Development
TR12 - Parking Design
TR13 - Vehicular Access Requirements

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development

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.