Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1317/FULL

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

RIBO Associates Ltd
F A O Richard Bowen
Suite 35
Challange House
616 Mitcham Road
Croydon
CR0 3AA

PROPOSAL: Extensions and alterations to upper floors to form 2 self-contained flats and alterations and new shop front to ground floor retail unit (8 Montague Street).

LOCATION : 8 - 10 Montague Street Worthing

DATE REGISTERED 23rd October 2007

APPLICANT : Mr A Phoug

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 8-10MS/P/9 of 14; 10 of 14; 11 of 14; 13 of 14 and 14 of 14, 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 : 10th December 2007

Assistant Director (Planning Services)

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

2. No permission is hereby granted for the replacement shop front and alterations to the front elevation of Nos. 8/10 Montague Street as shown on the submitted plans.

   Before works commence, revised details relating to the design of the shop front, the fascia and the new entrance to the upper floors, which shall include a schedule of the external materials and finishes to be used, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed fully in accordance with the agreed details.

   Reason: To preserve the character and appearance of the building and the South Street Conservation Area in which it is situated, in the interests of visual amenity.

3. The approved conversion and extension to the upper premises to provide the two self-contained flats shall not commence unless and until a schedule and samples of the materials to be used on the external walls and roof of the extension, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the extension shall be completed in accordance with the agreed details.

   Reason: In the interests of visual amenity.

4. All works of re-roofing, reinstatement and re-rendering to the building and its rear annexe shall be completed to match the design and appearance of the building, unless otherwise approved under a revised application for planning permission submitted to the Local Planning Authority.

   Reason: In the interests of visual amenity.

5. Prior to the flats, hereby permitted, being occupied, refuse bin stores and provision for recyclable materials shall be provided for the flats in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure that satisfactory facilities for the storage and disposal of refuse are provided to serve the flats, in the interests of both hygiene and visual amenity.

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INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

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 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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development
DEV4 - Travel needs and choices
ERA1 - Making the best use of land

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.