Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr D Bennett
Djb Limited
7 Offington Lane
Worthing
West Sussex
BN14 9RY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0244/FULL

Details of Development
APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION (WB/07/1546/FULL) IN ORDER TO EXTEND THE TIME LIMIT FOR CONVERSION OF EXISTING 3 BEDROOM SELF CONTAINED FLAT TO THREE X 1 BEDROOM SELF CONTAINED FLATS. EXTERNAL ALTERATIONS TO INCLUDE ERECTION OF SPIRAL STAIRCASE TO EAST ELEVATION TO PROVIDE ACCESS TO ONE OF THE FLATS AND INSTALLATION OF REPLACEMENT WINDOWS IN TIMBER.

Location of Development
FLAT 1 1 MARKET STREET WORTHING WEST SUSSEX BN11 1BW

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 24th March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
06/07/2011

Worthing Borough Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The existing 3-bedroom flat does not comprise an ideal standard of family accommodation owing to the juxtaposition with other town centres uses and the lack of external amenity space. The proposal would provide for a net increase in dwelling units within a highly sustainable location. It can take place without harm to the character or appearance of the Conservation Area and without detriment to the amenities of nearby residential occupiers or highway safety. Therefore, the proposed development does not conflict with Policies 7, 8, 9 and 16 of the Worthing Core Strategy and saved Policies TR9 and H18 of the Worthing Local Plan.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

Drawing No. 07/140/1 Title: Existing details Date received: Corrected 1 July 2011

Drawing No. 07/140/3a Title: Proposed Details Date received: Corrected 1 July 2011

Drawing No. 07/140/4a Title: Elevations Date received: 4 May 2011

Reason: *For the avoidance of doubt and in the interests of proper planning.*

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

Reason: *To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to comply with Worthing Core Strategy Policy 16.*

04. 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 and to accord with PPG:13 'Transport'.*

05. The external access steps to flat 1b hereby permitted shall consist of a black-painted, metal, spiral staircase in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with Worthing Core Strategy Policy16.*

06. The development shall not commence until precise details of the materials and construction of the alteration to the rear (east) roof slope hereby permitted to accommodate the entrance door to flat 1b 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 and details.

Reason: *In the interests of visual amenity and to comply with Worthing Core Strategy Policy 16.*

07. Prior to the commencement of the development hereby permitted drawings and sections of the proposed replacement timber windows and new entrance door (at a metric scale of not less than 1:10) shall be submitted to and approved in writing by the Local Planning Authority, with particular care being taken to reproduce the style and proportions of the existing timber casements, sashes and frames, the arrangement of glazing bars and the set back of the frames from the external wall face. Thereafter the development shall be carried out in accordance with the agreed window and door details.

Reason: *In the interests of visual amenity and to preserve the character of the Conservation Area in accordance with Worthing Core Strategy Policy 16.*