Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Simon Bareham
Lewis & Co Plannig SE Ltd
Paxton Business Centre
Portland
Hove
BN3 5SG

PLANNING PERMISSION

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

APPLICATION NUMBER: 11/0216/FULL

Details of Development
CONVERSION OF FIRST FLOOR FROM FLOOR SPACE ANCILLARY TO GROUND FLOOR SHOP TO 3 SELF CONTAINED FLATS AND DENTAL SURGERY. EXTENSION AT SECOND FLOOR LEVEL TO PROVIDE 2 SELF CONTAINED FLATS TOGETHER WITH ALTERATIONS TO SHOP FRONT TO PROVIDE NEW ENTRANCE DOORS

Location of Development
19 - 23 BROADWATER STREET WEST WORTHING WEST SUSSEX BN14 9BT

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 12th April 2011.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
07/10/2011

Worthing Borough Council

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 proposed mix-use development will support the vitality and character of the Broadwater District Centre by enhancing the range of services and facilities available, and will help meet the need for additional housing in a highly sustainable location which is accessible by public transport, walking and cycling. Subject to the negotiated enhancements, the proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved policies of the Worthing Local Plan (RES7, H18, TR9), policies 3, 4, 6, 7, 8 of the Worthing Core Strategy and South East Plan policies (CC1, CC6, H1, H2, H5, H6, T4, BE1).

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:-

Drawing No.3281.EXG.01/A Title: Existing Ground, First and Second Floors Received: 12.04.2011
Drawing No.3281.EXG.02 Title: Existing Sections and Elevations Received 12.04.2011
Drawing No.3281.EXG.03 Title: Existing Elevations Received: 12.04.2011
Drawing No: 3281.PL.202/B Title: Proposed Site Plan Received: 14.06.2011
Drawing No.3281.PL.201/D Title: Proposed Floor Plans Received 23.08.2011
Drawing No: 3281.PL.203/D Title: Elevations Received: 23.08.2011
Drawing No. 3281.PL.800 Title: Detailed Section New Storey Received: 01.08.2011

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

03. No operational development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed extension has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

pto

04. The alterations to the shopfront and entrance to the upper floors of the building from Broadwater Street West hereby permitted shall be carried out in their entirety, using materials and external finishes matching those of the existing shopfront.

Reason: *In order to ensure a satisfactory appearance and to comply with policy 16 of the Worthing Core Strategy.*

05. Prior to the commencement of the operational development hereby permitted, a specification detailing the materials, colour/external finish; and a section drawing at a scale not less than 1:5 showing the detailed design and profile(s) of the brise solaire shown on the approved drawing No.3281.PL.203/D shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the details as agreed in writing.

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

06. The operational development hereby permitted shall not be carried out unless and until a specification detailing the materials, colour and external finishes, and a sample or scaled drawing(s) and section(s) of the proposed new windows including the inverted bay windows, the new windows in the stair tower and the glass block windows, detailing the dimensions/profiles/proportions of their frame(s) and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window(s) from the external wall face; and any window heads/sills have been submitted to and approved in writing by the local planning authority. Thereafter the proposed windows shall only be carried out in accordance with the agreed details.

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

07. The following windows in the development hereby permitted shall at all times be glazed with obscured glass:-
i) The eastern-most window (serving a communal landing/lobby) on the first-floor south elevation;
ii) The 2 no. western-most windows (serving a bedroom and bathroom within Flat 3) on the first-floor south elevation; and
iii) The narrower casement within both of the proposed 'inverted' bay windows (serving Flats 1 and 2) on the first-floor of the south elevation.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.*

pto

08. The secure, covered cycle storage/parking shown on the plans shall be provided prior to commencement of use or first occupation of the development hereby approved in accordance with details of its design and construction which shall have been submitted to and approved in writing by the local planning authority. Thereafter the cycle storage/parking as agreed shall be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with PPG13 and having regard to policy 19 of the Worthing Core Strategy].*

09. No dwelling shall be occupied or use commenced unless and until facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

10. The dental surgery shall not be open for trade or business other than between the hours of 8.00am and 9pm on any day.

Reason: *In the interests of amenity having regard to saved policies RES7 and H18 of the Worthing Local Plan.*

11. The first-floor premises shall be used only for a dental surgery and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity having regard to saved policies RES7, H18 and TR9 of the Worthing Local Plan.*

12. No dwelling shall be occupied until the boundary walls and/or fences enclosing the proposed amenity area and the wall and any balustrade/railing enclosing the rear amenity terrace of Flat 6 have been erected in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the walls and/or fences as agreed shall be retained as built.

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

13. Prior to first occupation the privacy screen enclosing the rear amenity terrace of Flat 5 shown on the approved drawings shall be erected in accordance with details which shall have been submitted to and approved in writing by the local planning authority. Thereafter the privacy screen as agreed shall be retained as built.

Reason: *To safeguard the amenities of the occupiers of neighbouring residential properties and to comply with saved policy H18 of the Worthing Local Plan.*

14. No roof plant or other externally sited plant or machinery (including air conditioning/handling equipment) shall be installed on the building without the prior approval of the Local Planning Authority in an application on that behalf.

Reason: *To safeguard the amenities of neighbouring residential occupiers and to comply with saved Policies RES7 and H18 of the Worthing Local Plan.*

15. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan*