Worthing
BOROUGH COUNCIL

APPLICATION NO. WB/09/0511/FUL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

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

Mr Haydn Jones
Saville Jones Architects
74 Victoria Road
Worthing West Sussex
BN11 1UN

PROPOSAL: Extensions, alterations and conversion of first and second floor offices into 6 no. self-contained flats.

LOCATION : 18 Warwick Street Worthing

DATE REGISTERED 18th June 2009

APPLICANT : Mr J Harris

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. AL (0-) 02B, 03A, 04A, 05 and 08A, 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.

2. Notwithstanding the provisions of the Town and Country (General Permitted Development Order) 1995 (or as subsequently amended), the elevations of the building hereby permitted shall not be rendered or painted other than in a type and colour as may be submitted to and agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

cont.....

Dated : 25th August 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding submitted Drawing 08A and prior to any works on site, details of the new east elevation, including continued string courses and parapet cornice detailing, shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be constructed prior to first occupation.

   Reason: In the interests of visual amenity.

4. Prior to installation, a sample of the new timber sash windows to be installed should be submitted for approval to the Local Planning Authority. Only such details as approved shall be installed prior to first occupation.

   Reason: In the interest of visual amenity.

5. Before any of the dwellings hereby permitted are occupied, the dustbin and recycling enclosures shown on drawing 02B. Shall be provided to the satisfaction of the Local Planning Authority.

   Reason: To ensure adequate provision is made on site.

6. The development shall not commence unless and until suitable and timely provision has been made to the written satisfaction of the Local Planning Authority for the upgrading of the local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

   Reason: To ensure the development meets the travel needs it generates and minimizes harmful impacts in accordance with Worthing Local Plan policy RES12 and South East Plan Policies CC7 and T1.

INFORMATIVE

1. West Sussex County Council is the Local Transport Authority responsible for the Local Transport Plan which sets out the transport strategy for the county including Worthing and related implementation programmes. This includes provision to accommodate the cumulative harmful effects of new development on the transport network and transport conditions. In part, the programme relies on and anticipates external funding and developers undertaking appropriate works in kind to secure this. In accordance with adopted Worthing Borough Council Supplementary Planning Guidance Parking Standards & Transport Contributions and West Sussex County Council Supplementary Planning Guidance Revised County Parking Standards and Transport Contribution Methodology a financial sum of £880 would represent a suitable and proportionate contribution from this proposal to the development and implementation of such a programme for the local area in view of the development's harmful impacts on the local transport network and local transport conditions. This financial contribution should be secured by a planning obligation in the form of a unilateral undertaking. Alternatively, at the discretion of the Local Planning Authority, any necessary works as may be agreed with the Local Planning Authority and Local Transport Authority may be undertaken in kind by the developer under appropriate license and authorization. All communication in respect of the above with a view to discharge of condition 6 shall be through the Local Planning Authority.

cont.....

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 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

The South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC6 - Sustainable Communities and Character of the Environment
CC7 - Infrastructure and Implementation
H2 - Housing Mix and Density
RE3 - Employment and Land Provision
RE6 - Competitiveness and Addressing Structural Economic Weakness
SCT3 - Management of Existing Employment Sites and Premises
SCT4 - Employment Priority in New Land Allocations
TC2 - New Development and Redevelopment in Town Centres
T1 - Manage and Invest
T4 - Parking

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.