Worthing Borough Council

Planning, Regeneration and Wellbeing

ADCS Limited
16 Copthorne Hill
Worthing
West Sussex BN13 2EH

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0217/FULL

Details of Development
CONVERSION OF REAR PART OF RETAIL SHOP TO RESIDENTIAL WITH GROUND AND FIRST FLOOR EXTENSIONS TO CREATE 5 NO. NEW DWELLINGS CONSISTING 3 NO. ONE BEDROOM APARTMENTS AND 2 NO. STUDIO APARTMENTS AND THE REMOVAL OF TWO CAR PARKING SPACES ACCESSED OFF VALENCIA ROAD

Location of Development
10 STATION PARADE TARRING ROAD WORTHING WEST SUSSEX BN11 4SS

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 16th 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
03/06/2011

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The proposal retains viable, albeit reduced sized, A1 premises on the prominent corner site and the proposed dwellings will contribute to meeting identified housing requirements in this sustainable neighbourhood centre location, as well as maintain the vitality of the centre. The quality of the accommodation offered is disappointing but not unacceptable in the particular circumstances, subject to the safeguards imposed. The scheme has been sensitively designed to avoid material harm to any neighbour and to visually integrate successfully with the townscape and existing retained building. Though there is no off street car parking, it has been demonstrated that that there is sufficient on street capacity to meet any increase in demand, bearing in mind the accessible location, type and size of the dwelling and cycle parking provided. As such, and subject to the conditions imposed, the proposal is acceptable taking into account Saved Worthing Local Plan Policies H13, H18, TR9 and H16; Worthing Core Strategy Policies 4, 6, 7, 8, 9, and 16; Planning Policy Statement: 1 Delivering Sustainable Development; PPG13: Transport; Planning Policy Statement 3: Housing and PPS4: Planning for Sustainable Economic Growth.

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, unless specified otherwise by any other condition imposed on this permission :-

Drawing No 1220/P01-A
Drawing No 1220/P02-B

The refuse/recycling area shown shall be retained thereafter.

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

03. The development shall be implemented in accordance with the submitted Sustainability Statement (Drawing No 1220/P04A)

Reason: To secure sustainable design in accordance with Planning Policy Statement 1: Delivering Sustainable Development and climate change supplement ; Planning Policy Statement 3: Housing and Core Strategy Policy 17.

04. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

05. Notwithstanding the submitted drawings, the development shall not commence unless and until architectural details of the new development (including alterations) have been submitted to and approved by the Local Planning Authority. These shall include details of:-

a) parapet/cornice
b) external windows (all trickle vents shall be concealed) and doors
c) pilasters
d) key stones

The development shall not be built other than in full accordance with any such approval.

Reason: In the interest of visual amenity, to accord with Worthing Core Strategy Policy 16 and Planning Policy Statement 1: Delivering Sustainable Development, and Planning Policy Statement 3: Housing.

06. The glazing in the lower sashes on the east side elevation of that part of the building converted to flats shall at all times be of obscured glass.

Reason: To protect occupiers' privacy and to comply with saved policy H18 of the Worthing Local Plan.

07. Notwithstanding the submitted drawings, no dwelling hereby permitted shall be occupied unless and until provision for access and the sheltered and secure parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of cycles incidental to the use of the premises concerned.

Reason: In the interests of highway safety highway and to comply with PPS3 and PPG13.

08. No dwelling hereby permitted shall be occupied unless and until a scheme for protecting the proposed dwellings from noise from the adjacent takeaway and traffic and street activity has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme as may be agreed shall be completed before any dwelling is occupied and will include confirmation that the measures are installed as per manufacturers' specification and tested on installation.

Reason: To safeguard the amenities of the occupiers of the dwellings in accordance with Saved Worthing Local Plan Policies H18 and RES7 and PPG24: Planning and Noise.

Informatives / Notes to Applicant

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.