Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0734/FULL

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

Mr M Rackham
Rackhams Surveyors Ltd
94 The Street
Rustington
West Sussex
BN16 3NJ

PROPOSAL: Change of use of first and second floors from office to one residential flat with alterations to implement the use.

LOCATION : 17 Rowlands Road Worthing

DATE REGISTERED 1st August 2008

APPLICANT : Mr R Quayle

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 8023/01, 8023/02 and the un-numbered elevations 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 : 26th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The flat hereby approved shall not be occupied unless and until the first floor, west facing study window serving a study as shown on the approved drawings has been obscure glazed and a new window on the south elevation inserted to a design approved by the Local Planning Authority. The works shall be retained thereafter.

   Reason: In the interests of neighbour privacy and adequate outlook for the new occupiers.

3. The flat hereby approved shall not be occupied unless and until a scheme for:

   a) the demolition of the rear out building and the layout, screening and landscaping of the rear yard
   b) Refuse and recycling storage for the new flat and retained commercial premises
   c) Cycle storage for the new flat and retained commercial premises
   d) Lighting the rear entrance from the twitten to the site

   has been submitted to and approved in writing by the Local Planning Authority and the implemented in full accordance with any such approval.

   Reason: In the interests of the amenity of future occupiers; security, hygiene, visual amenity minimising landfill and reducing reliance on the motorcar.

INFORMATIVES

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
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
S10 - Ground Floor Uses, Secondary Area, Central Shopping Area
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH3 - Settlement pattern and strategic gaps
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE5 - Employment provision

Cont.....

WB/08/0734/FULL

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.