Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0394/FULL

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

Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
West Sussex
RH20 2RF

PROPOSAL: Conversion of first/second floor maisonette into two self contained flats including conversion of existing roofspace.

LOCATION : Flat 2, 32 Wordsworth Road Worthing

DATE REGISTERED 11th May 2010

APPLICANT : Mr Kevin Edwards

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 477/01 and 02 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 five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:- 477/01 and 477/02.

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

Cont.....

Dated : 6th July 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Notwithstanding the detail shown in approved drawing 477/01 the proposed cycle storage and refuse/recycling storage for the second floor flat is not agreed in the position shown. Alternative provision, within the site, must be made for refuse storage for this flat the details of which must be submitted to the Local Planning Authority for approval. The approved details shall be provided prior to first occupation of the second floor flat hereby approved and retained thereafter.

   Reason: To ensure adequate provision is made within the site and the living conditions of the occupiers of the ground floor flat are not harmed.

INFORMATIVES

1. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It 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 (RES9, BE1, H13, H16, H18, TR9).

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 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
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents
   RES9 - Contaminated Land
   TR9 - Parking Requirements for Development

   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.