Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1145/FULL

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

Bristol House Extensions
5 Yanleigh Close
Bishopsworth
Bristol
BS13 8AQ

PROPOSAL: Extension to existing shop unit; conversion of existing maisonette into two flats and additional studio flat in loft space together with alterations and dormer roof extensions to rear elevation.

LOCATION : 333 - 335 Goring Road Worthing

DATE REGISTERED 30th October 2007

APPLICANT : Mr T Desisto

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 50179-C and 50179-D both deposited on 18th December 2007, 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 : 21st December 2007

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building works have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

   Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development.

4. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed dwellings from noise from Goring Road 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.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

5. Before any of the dwellings or retail extension hereby permitted are occupied, refuse storage facilities shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area and in the interests of hygiene.

6. No dwelling hereby permitted shall be occupied until the car parking shown on the submitted drawings has been provided. Such provision shall thereafter be retained and shall be used only for the parking of cars.

   Reason: To ensure that adequate provision is made for the parking of vehicles clear of adjacent highways.

7. The new windows inserted as part of the residential conversion shall match those within the existing building.

   Reason: In the interests of visual amenity.

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8. Notwithstanding the submitted drawings, the timber fence shown on the rear roof terrace is not approved and no dwelling hereby permitted shall be occupied unless and until details of an alternative boundary treatment for this area have been submitted and approved by the Local Planning Authority and the development shall not be carried out other than in full accordance with any such approval.

   Reason : In the interest of visual amenity.

9. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the flats hereby approved being occupied.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

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
H18 - Amenity of Residents
RES7 - Control of Polluting Development
S11 - Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment 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.