Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1138/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Proposed conversion of existing house to form 3 x 2 bedroom flats, 1 x 1 bedroom flat and 2 x studio flats and raising of garage roof by 600 mm.

LOCATION : 130 Goring Road Worthing

DATE REGISTERED 11th September 2007

APPLICANT : Spectrum Investment Ltd.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in site plan deposited on 11th September 2007; revised drawings 04 'space 1'; 'space 2' and 'space 3' deposited on 22nd October 2007 and drawings 05, 06, 01, 02 and 03 deposited on 11th September 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 : 5th November 2007

Assistant Director (Planning Services)

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

2. No dwelling shall be occupied until the parking spaces shown on the approved plans have been provided and constructed. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that provision is made for parking vehicles clear of the highway.

3. The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

4. The flats shall not be occupied until space has been laid out within the site in accordance with the approved plan and marked appropriately in accordance with details to be submitted to and agreed in writing by the Local Planning Authority, for turning of vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than as a turning area.

   Reason: In the interests of highway safety.

5. The flats shall not be occupied until all existing access to the site (other than the access hereby approved) has been stopped up permanently and obliterated.

   Reason: In the interests of highway safety.

6. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gates shall be erected at the vehicular access hereby permitted, unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: In order to prevent vehicles obstructing the highway.

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8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no gate, fence, wall or other means of enclosure shall be erected on the boundary of the site with the highway unless permission is granted by the Local Planning Authority in an application on that behalf. Furthermore, the high boundary fencing currently surrounding the site shall be removed and the brick wall retained unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

9. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development.

10. Prior to the occupation of the flats hereby permitted, details of the car parking allocation, including the proposed boundary treatment and planting adjacent to car parking space No. 3, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out and maintained fully in accordance with the agreed details.

11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

12. Prior to the flats hereby approved being occupied, secure, covered cycle storage, bin stores and recycling facilities shall be provided for the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: To encourage a more sustainable mode of transport to and from the site, ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to encourage recycling as a means of reducing the volume of landfill.

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13. This permission relates to the amended plans submitted on 22nd October 2007 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

Informatives

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Linda Norton on 01903 221421 who is the Case Officer for this application.

2. The applicant is advised that the crossing between the site and the adjoining carriageway should be constructed to a specification to be agreed with the Southern Area Highway Engineer of West Sussex County Council at the Area 2 Office, Clapham Common, Clapham, West Sussex, BN13 3UR (Telephone No. Patching (01903) 878500).

3. 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 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking requirements for development

Saved West Sussex Structure Plan 2001 – 2016

CH1 - Character
CH4 - Conservation Areas and historic towns and villages
CH5 - Buildings of Architectural or Historical Importance
DEV1 - High quality development
DEV5 - Parking provision
ERA1 - Making the best use of land
NE13 - Transport
NE17 - Roads

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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.