Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0616/FULL

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

Peter Searl Associates.
Flora
Upper Station Road
Henfield
West Sussex BN5 9PJ
Cuckfield West Sussex
RH17 5JZ

PROPOSAL: Proposed alterations and extensions to provide four residential units at No.129, and combine existing ground floor retail units at No.127 and 129 Clifton Road into one retail unit

LOCATION : 127-129 Clifton Road Worthing

DATE REGISTERED 4th July 2008

APPLICANT : DJ & JK Quelch Properties.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site Location Plan and Drawing Nos. 08.878/06, 08.878/01 x 2), 08.878/02, 08.878/03C, 08.878/04C and 08.878/05A, 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.

cont.....

Dated : 22nd December 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. This permission relates to the amended plans submitted on 23 October 2008 and 4 December 2008; 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.

3. Before any of the dwellings hereby permitted are occupied, dustbin/re-cycling enclosures to serve the flats and the enlarged retail shop unit 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.

4. Secure, covered cycle storage 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.

5. 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.

6. The materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building. The development shall not commence until details of the materials to be used 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.

7. Notwithstanding the details shown on the approved drawing no approval is granted under this permission for the flat roof of the ground floor extension to No.129 hereby permitted to be used as an external amenity space or sitting out area. The rear doors within the first-floor conservatory hereby permitted shall be inward opening only and enclosed by a 'juliet balcony' to prevent access onto the adjacent flat roof in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to first occupation of the flat units.

   Reason: In the interests of residential amenity.

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8. Prior to the commencement of development, precise details of the materials, finishes and colours of the new shopfront and the new entrance door/lobby serving the flats shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the new shopfront and entrance/lobby to the flats shall be carried out in accordance with the agreed details.

   Reason: In the interests of visual amenity.

9. Notwithstanding the details shown on the amended plans, a privacy screen comprising the existing or a replacement boundary wall or fence, sub-dividing the garden/yard serving the ground-floor flat at the rear of No.129 from the adjacent commercial shop facilities and the communal bin/cycle storage area in the rear of No.127, shall be provided prior to first occupation of the flat units and in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
   Reason: To safeguard the privacy and residential amenity of the future occupiers of the ground-floor rear flat at No.129.

Informatives

1. No consent under this planning permission is given for any alteration to, or replacement of, the existing windows in the front elevation of No.129.

2. The Waste Strategy Manager's advice for dealing with flats is that wherever possible, buildings comprising 4 household units or less should have individual wheeled bin collections. Communal facilities may need to be provided where there are 4 or more units. Further information can be obtained from Paul Willis, Waste Strategy Manager, Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA (Tel:- 01273 263052).

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
   S11 - Ground floor uses in core areas of District and Neighbourhood Shopping Centres.

   Saved West Sussex Structure Plan 2001 – 2016
   CH1 - Character
   DEV1 - High quality development
   DEV4 - Travel needs and choices
   DEV5 - Parking provision
   LOC1 - Locational Strategy
   NE1 - Level of residential and employment development

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WB/08/0616/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.