Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1248/FULL

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

Mr C Djevdet
73 New Road
Worthing
West Sussex
BN13 3JP

PROPOSAL: Change of use and conversion of existing shop unit into a one bedroom self contained flat including removal of shopfront and construction of new bay window.

LOCATION : 58 Broadwater Street East Worthing

DATE REGISTERED 10th October 2007

APPLICANT : Mr C Djevdet

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5004-01A and 5004-03, 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.

2. The materials and finishes of the external walls of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

cont.....

Dated : 26th November 2007

Assistant Director (Planning Services)

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

3. Prior to development details of the proposed brick and flint front boundary wall shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be erected prior to first occupation and thereafter retained.

   Reason: In the interest of the appearance of the Conservation Area.

4. The new bay window shall be installed in timber to match the design and proportions of the ground floor sash windows at 60 Broadwater Street East.

   Reason: In the interest of the appearance of the conservation area.

5. The secure cycle parking facilities shown on the approved drawing shall be provided on site prior to the flat hereby approved being occupied.

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

6. Prior to development details of an alternative more porous surfacing material for the front garden area shall be submitted in writing to the Local Planning Authority for approval. Only the material subsequently approved shall be laid down prior to first occupation and retained.

   Reason: In the interest of surface water drainage.

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
H16 - Domestic Extensions and Alterations
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

Cont.....

WB/07/1248/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.