Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0631/FULL

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

Mr G Nicolls
21 King Street
Arundel
West Sussex
BN18 9BJ

PROPOSAL: Alterations and change of use to No. 21 Tarring Road from shop (on ground floor) to one flat including removal of shop front; New balustrades to first floor flats to existing rear balconies; Infilling and alterations to windows and doors on north and south elevations. (Revised Proposal)

LOCATION : 13 - 21 Tarring Road Worthing

DATE REGISTERED 21st October 2010

APPLICANT : Littlehampton Properties Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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.

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[redacted]

Dated : 11th January 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission.

   Site+Loco/010310 received 21.10.10 and revised drawings 010310/TP.05A, 06A and 08A received 20.12.10 and revised plans 010310/SY.04A and 05A received 29.11.10.

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

3. The front boundary wall hereby approved shall be rendered and painted prior to first occupation of the new ground floor flat at 21 Tarring Road and retained as such thereafter.

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

4. 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.

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

6. If during development, including development of the rear yard for amenity space purposes, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: The site has the potential to contain contaminated material and suitable precautions are required in the interest of health and safety in accordance with Saved Worthing Local Plan Policy RES7.

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7. No development of the new flat shall take place until mitigation details have been submitted to the Local Planning Authority and approved, to demonstrate that the dwelling hear by permitted shall be adequately protected from noise generated by operations at the garage at 67 London Street. Design of protective measure should be in line with the guideline values recommended in 'WHO Guidelines For Community Noise' ie Dwellings indoors 35LAeq (dB) 16 hrs (daytime) and 30LAeq (dB) 8 hr (night). Only such details as approved shall be installed prior to first occupation and retained.

   Reason: To ensure adequate internal living accommodation is provided.

8. Secure cycle parking facilities shall be provided within the curtilage of the site of the new flat, 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.

9. Notwithstanding the information in the approved drawing final details of the proportions of the bay window hereby approved, the windows to be installed in it, the front door and the decorative render detail shall be submitted in writing to the Local Planning Authority for approval prior to works commencing on site. Such details as approved shall be carried out prior to first occupation.

   Reason: In the interest of the appearance of the development and wider area.

INFORMATIVES

1. The loss of these two shops and the amount of employment floorspace involved is not considered significant in this case. 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. The physical changes, particularly to the Tarring Road frontage would considerably improve the appearance of the area. It is considered that the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The absence of off street parking in this case is not considered to be of concern as the resulting vehicle movements associated with this development are unlikely to be significantly different to those at present. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, RES7, RES9, RES12, H16, H18, and TR9) and the South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, T4, SCT5, RE3, T4, NRM10, BE1, BE2 and BE3).

2. In respect of condition 5 the standard to be achieved is the World Health Organisation Guideline Values for Community Noise in bedrooms at night of 30dBA Leq 8hr, and 45 LA Max.

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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.