Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1434/FULL

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

Martin Joseph O'Brien
Lychgate
61 Church Road
Tarring
Worthing
West Sussex
Bn13 1HB

PROPOSAL: Conversion of Nos. 89 and 91 Rowlands Road into 9 self contained flatlets including rear extension to No. 91 together with new windows and entrance doors with retention of existing shop units on ground floor.

LOCATION : 89 Rowlands Road Worthing

DATE REGISTERED 21st November 2007

APPLICANT : A Bridges and A Fenton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1, 2 and revised floorplans and elevations received on 2nd January 2008, 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 and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 10th January 2008

Assistant Director (Planning Services)

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

3. The secure cycle parking facilities shown on the approved drawings 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.

4. Before any of the dwellings hereby permitted are occupied the dustbin enclosures shown on the approved drawings shall be erected and provided.

   Reason: To ensure adequate provision is made within the site for refuse storage.

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 development shall not commence unless and until suitable and timely provision has been made for the upgrading of local transport facilities to accommodate the travel demand generated by the proposal and mitigate its harmful effects.

   Reason: to ensure the development meets the travel needs it generates and minimizes harmful impacts in accordance with saved Worthing Local Plan 2003 Policies RES12 and West Sussex Structure Plan 2001-2016 Policies NE13, NE14, DEV3 and DEV4.

INFORMATIVES

1. The applicant's attention is drawn to Condition 6. The contribution sought in this case, based on West Sussex County Council's calculation and the proposed number of units is £4,200. This must be paid prior to the commencement of development.

2. 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
H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE2 - Housing provision
NE13 - Transport
NE14 - Walking, cycling and mobility

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.