Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Nick Marriott
MDS Ltd
321 Bradford Road
Cleckheaton
West Yorkshire
BD19 3UQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: 10/0867/FULL

Details of Development
Change of use from offices to 7 No. Self contained apartments on first, second and third floor including alterations to windows and doors and construction of a dormer window on front (east) elevation

Location of Development
25A Chapel Road Worthing West Sussex BN11 1EG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th March 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
04/10/2011

Worthing Borough Council, Planning Services, Portland House, Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.worthing.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The loss of ancillary wine bar space on the upper floors is acceptable in view of its limited employment and community value, history of vacancy and poor condition and layout and is compatible with the Core Strategy. A residential use is acceptable in this town centre location in the light of prevailing practice and precedent and the particular circumstances of the premises, together with the noise mitigation measures required by condition. The external physical works are limited and an acceptable impact on the building and Conservation Area may be secured by suitable control over the details. The site is sustainably located and adequately serviced and a unilateral undertaking to secure a financial contribution toward off site affordable housing has been received. As such, and subject to the safeguards enshrined the proposed conditions, the proposal is acceptable and compatible with saved Worthing Local Plan Policies RES7, RES12, H13, H18 and TR9, Core Strategy Policies 4, 7, 8, 9, 10 and 16 and South East Plan Policies SP3, SP4, CC2, CC3, CC4, CC6, CC7, TC2, H1, H4, H5, T2, T4, NRM10, RE3, SCT1, SCT2, SCT3 and SCT5, Government policy in PPS1: Delivering Sustainable Development, PPS5: Protecting the Historical Environment, PPS3: Housing, PPS4: Planning for Sustainable Economic Growth, PPS24: Planning and Noise and PPG13: Transport.

Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission;-

Plan ref SK02 Date received 14.3.11
Plan ref SK03-B: Date received:1.9.11
Plan ref SK04 A Date received 1.9.11

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

03. Construction work shall not commence unless and until details of sound insulation to the proposed flats against external noise have been approved. The scheme shall then be implemented in accordance with such approval. The scheme shall include full details of glazing and the provision of mechanical ventilation. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied.

Contd. ....

Reason: *To protect future residential occupiers from unacceptable noise and disturbance from external noise generated by street activity and commercial ventilation and extraction units/ air conditioning units and compressors in accordance with Saved Worthing Local Plan policies H18 and RES7 and PPG 24: Planning and Noise.*

04. Construction work shall not commence unless and until details of sound insulation between the proposed flats and the commercial unit below have been approved. The scheme shall then be implemented in accordance with such approval. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied

Reason: *To protect future residential occupiers from unacceptable noise and disturbance from noise and vibration generated by the ground floor commercial operator in accordance with saved Worthing Local Plan Policies H18 and RES7 and PPG24: Planning and Noise.*

05. Notwithstanding the submitted drawings, no flat shall be occupied unless and until a scheme has been submitted to and agreed by the Local Planning Authority and implemented to its satisfaction for domestic waste/recycling/composting storage and residents' bicycle storage and the said agreed facilities shall be retained thereafter.

Reason: *To ensure satisfactory provision in the interests of the living conditions of future residential occupiers; to minimise landfill and to ensure sustainable access in view of the absence of any on site car parking in accordance with saved Worthing Local Plan Policies H18 and RES7 and Core Strategy Policy 16 and PPG13: Transport.*

06. Notwithstanding the submitted drawings, no flat shall be occupied unless and until details of the new ground floor front entrance; new dormer; rooflights; and replacement windows have been submitted to and agreed by the Local Planning Authority and the said works implemented to its satisfaction.

Reason: *To ensure satisfactory appearance in view of the visual and historic importance of the property in the Conservation Area in accordance Core Strategy Policy 16 and PPS5: Protecting the Historical Environment.*

Informatives / Notes to Applicant

01. The application is the subject of a unilateral undertaking which covenants the land owner to pay a sum of £26000 to the Council towards the provision of affordable housing upon first occupation of any flat.