Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1067/FULL

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

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Worthing
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BN11 1QG

PROPOSAL: Conversion of No. 7 The Steyne to provide 3 No. two bedroom apartments and 1 No. two bedroom maisonette and erection of new infill building to provide 8 No. three bedroom apartments.

LOCATION : 7 The Steyne Worthing

DATE REGISTERED 19th January 2010

APPLICANT : Mr M Clinch

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 09702-Site, 09702-E, 09702, 09702S, 09702B, 09702G, 197021, 097022, 097023, 09702 Roof, LOC, 001D, 002B and 003A and supporting Design Statement and Planning Statement 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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Dated : 7th June 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. At all times during the progress of the work hereby approved, adequate measures shall be taken to protect the remaining part of the Listed Building from collapse or structural damage. Upon completion of the work for which Listed Building Consent is hereby granted, any damage caused to the fabric of the building shall be made good to the written satisfaction of the Local Planning Authority.

   Reason: To safeguard the Listed Building.

3. No development shall take place until details of the boundary walls and railings have been submitted to and approved in writing by the Local Planning Authority. No flat shall be occupied until such walls or railings as may be agreed have been erected.

   Reason: To safeguard the Listed Building.

4. No flat shall be occupied unless or until cycle parking is provided in accordance with details to be submitted and agreed in writing by the Local Planning Authority.

   Reason: To provide for an alternative and sustainable means of transport to the motor vehicle.

5. 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.

6. No flat shall be occupied unless or until a hard landscaping scheme has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the setting of the building and Conservation Area.

7. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building 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: To protect the character and setting of the Conservation Area and to assist the integration and harmonisation with the Listed Buildings.

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8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or as subsequently amended), no parts of the elevations of the building hereby permitted shall be painted other than in a colour as may be submitted to and agreed in writing by the Local Planning Authority.

   Reason: To protect the character and setting of the Conservation Area and to assist the integration and harmonisation with the Listed Buildings..

9. No flat shall be occupied until all external details and finishes, as shown on the approved plans, have been fully completed to the satisfaction of the Local Planning Authority.

   Reason: To protect the character and setting of the Conservation Area and to assist the integration and harmonisation with the Listed Buildings.

10. The development hereby permitted shall not commence unless and until a scheme for protecting the proposed flats from noise 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 flat is occupied.

    Reason: To safeguard the amenities of the occupiers of the flats.

11. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted.

    Reason: To safeguard the character and appearance of the building, the Listed Buildings and the Conservation Area.

12. Before any of the flats hereby permitted are occupied, dustbin enclosures 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, the Listed Buildings and the Conservation Area..

13. No development shall commence unless or until precise details of the roof, parapet, windows, doors, balconies and chimneys and any flues, cables, meters or other external apparatus associated with utilities are agreed in writing with the Local Planning Authority.

    Reason: To ensure that the building is respectful of the Listed Buildings and the Conservation Area.

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14. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development.

15. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

(i) the submission of a scheme for the investigation of potential ground contamination;

(ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

(iii) the completion of a site investigation in accordance with any scheme as may be agreed;

(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

16. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. The development shall not be built or constructed other than in full accordance with any such approval.

Reason: To maximise the opportunities for sustainable design in accordance with South East Plan Policies CC4, NRM5, NRM11 and W2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation, in accordance with Government guidance PPS22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

INFORMATIVES

1. 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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:-

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Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES9 - Contaminated Land
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
BE6 - Management of the Historic Environment
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
CC6 - Sustainable Communities and Character of the Environment
H4 - Type and Size of New Housing
H5 - Housing Design and Density
NRM10 - Noise
NRM11 - Development Design for Energy Efficiency and Renewable Energy
SP3 - Urban Focus and Urban Renaissance

2. Reason for Approval

In reaching its decision the Council concluded that the proposed infill development of this sustainably located brownfield site in the centre of the Steyne Conservation Area adjacent to the Listed Buildings, and having regard to the previously unsuccessful planning applications to develop the site, represents a sympathetic and appropriate solution to completing the terrace provided that the materials and architectural details are carefully selected and agreed with the Local Planning Authority.

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.

3. Unilateral Undertaking

The permission is subject to a unilateral undertaking which covenants the developer to pay upon commencement of development £2,948 towards upgrading first schools; £3,322 towards upgrading middle schools; £4,442 towards upgrading secondary schools; £209 towards upgrading fire and rescue, £4,840 towards upgrading local transport facilities and £21,247 towards improving outdoor recreation space.