Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0279/FULL

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

ADCS Ltd
17 Springfield Gardens
Worthing
West Sussex
BN13 2DF

PROPOSAL: Demolition of existing garage and construction of single storey rear extension to facilitate conversion of existing dwelling into four self contained flats comprising three x 1 bedroom flats and 1 x two bedroom flat. (Resubmission of WB/08/0018/FULL).

LOCATION : 22 Chatham Road Worthing

DATE REGISTERED 12th March 2008

APPLICANT : Mr John Cox

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1138/PO1 and 1138/PO2H 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.

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Dated : 6th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the north elevation of the extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties.

3. Notwithstanding the General Permitted Development Order 1995 and as amended, no aerials or satellite dishes shall be installed on the roof or walls of the building except a combined facility serving all the flats, the design and siting of which shall be agreed by the Local Planning Authority prior to installation and the facility shall not be built other than in accordance with any such approval.

   Reason: In the interests of visual amenity.

4. The windows of the proposed extension shall match in all respects those within the existing building.

   Reason: In the interests of visual amenity.

5. Prior to the flats hereby approved being occupied, refuse and domestic recycling stores shall be provided for the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to minimise landfill.

6. Secure cycle parking facilities shall be provided within the curtilage of the site, 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.

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7. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development.

8. 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.

9. 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.

10. If during the course of the implementation of this approval, visible contaminated or odorous material is found to be present at the site,

    a) This shall be investigated by the developer at the earliest opportunity;

    b) The Local Planning Authority shall be informed by the developer of the nature and degree of the contamination present at the earliest opportunity;

    c) A method statement shall be prepared by the developer detailing how the suspected contamination shall be dealt with and submitted to the Local Planning Authority; and

    d) Construction works shall cease until such time as the method statement has been approved by the Local Planning Authority and the construction works shall not proceed other than in full accordance with any such approval.

    Reason: The site may contain contaminated material and suitable remedial measures are required to mitigate any such danger to health.

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11. No flat shall be occupied unless and until the existing vehicular cross-over onto Chatham Road has been extinguished and the highway reinstated in accordance with a scheme submitted to and approved by the Local Planning Authority prior to commencement of any such works.

Reason: Parking of cars on the drive would conflict with access to the bin and cycle stores and rear amenity space. Removal of the cross-over would also liberate an additional on-street parking space.

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 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

H10 - Loss of Existing Dwellings
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE2 - Housing provision

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.

2. The Committee were mindful of local objections to the scheme, but considered that the scheme was acceptable. The principle of more intensive use of the existing housing stock in urban areas is supported and the rear extension had been reduced in scale and no significant harm to neighbour amenity would result. Flats are a feature of the street. The extension is well screened and of an acceptable design. Whilst the proposal contains no off-street parking, Government policy sanctions such development in sustainable locations and no objection on highway safety grounds had been made by the Highway Authority.