Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0258/FULL

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

Mrs Katrina Lawson
1A Cissbury Road
Worthing
West Sussex
BN14 9LD

PROPOSAL: Conversion of existing flat into 1 x two bedroom and 1 x one bedroom self contained flats.

LOCATION : 1A Cissbury Road Worthing

DATE REGISTERED 2nd April 2008

APPLICANT : Mrs Katrina Lawson

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site plan, block plan, ground floor plan 06830/02, first floor plan 06830/03 and 06830/01 existing and proposed, 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. Prior to the flats hereby approved being occupied, provision for refuse and re-cycling storage shall be made 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.

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Dated : 19th May 2008

Executive Head of Planning, Regeneration and Wellbeing

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

3. The dwelling units hereby permitted shall each be provided with 1 parking space on the existing area of hardstanding shown on the approved plan. Thereafter, the parking provision shall be retained to serve both dwelling units unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking facilities are provided and retained to serve the development.

4. Secure, covered cycle storage 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the attached dwelling (annotated on the approved plan as Flat 2) shall not be extended or altered in any way unless permission is granted by the Local Planning Authority in an application on that behalf.

   Reason: For the avoidance of doubt and in the interests of visual and residential amenity.

INFORMATIVES

1. The applicant is advised to contact The Waste Strategy Manager, Mr Paul Willis, at Adur and Worthing Services, Commerce Way, Lancing, BN15 8TA in order to obtain further information on the requirements for refuse and re-cycling storage provision prior to discharging condition 2 of this permission.

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
   H13 - Conversion to Flats and HMOs
   H18 - Amenity of Residents
   TR9 - Parking Requirements for Development

Cont.....

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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

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.