Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0255/FULL

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

Graham Nicolls
21 King Street
Arundel
West Sussex
BN18 9BJ

PROPOSAL: Alterations including a new porch and single storey rear extension to alter arrangements of existing flats and create an additional 1 x 2 bedroom self contained flat.

LOCATION : 68 Richmond Road Worthing

DATE REGISTERED 19th March 2008

APPLICANT : Mrs J Duval

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 011006.TP.04'A', 011006.TP.05'A' and 011006.TP.06'A' deposited on 19th March 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 roofs of the extensions hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

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Dated : 12th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The development hereby permitted shall not commence unless and until a sample of the slate to be used to roof the proposed extensions has 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: In the interests of visual amenity.

4. The development hereby permitted shall not commence unless and until the precise details of the proposed timber vertically sliding sash windows, to include section drawings and joinery details at a scale of 1:20, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the agreed details.

   Reason:- In the interests of visual amenity and in order to preserve the architectural detailing and historic appearance of the Local Interest Building and preserve the character of the Winchester Road Conservation Area.

5. Secure, covered 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.

6. All three flats within the development hereby permitted shall receive audio visual broadcast services through a single aerial and/or satellite dish installation.

   Reason: In the interests of visual amenity and in order to preserve the historic form and appearance of the Local Interest Building and preserve the character of the Winchester Road Conservation Area.

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

   Reason: In the interests of amenity.

INFORMATIVES

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:

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WB/08/0255/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
NE1 - Level of residential and employment development
NE2 - Housing provision
NE3 - 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.