Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0254/FULL

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

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP

PROPOSAL: Change of use and conversion of existing residential care home including demolition of existing conservatory and replace with a single storey extension to provide 12 no. self contained flats.

LOCATION : Wraysbury Beccles Road Worthing

DATE REGISTERED 6th March 2008

APPLICANT : Worthing Society For The Blind

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5149/03 and 5149/04 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. No flat shall be occupied until the parking spaces, including the disabled space, shown on the approved plans have been provided. The parking so provided shall not thereafter be used for any purpose other than the parking of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

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Dated : 5th June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

4. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

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 development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

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 alterations 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: In the interests of visual amenity.

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8. Before the ground floor openings on the north and east elevations are carried out brick samples and details of the enlarged window shall be submitted to and agreed in writing with the Local Planning Authority.

   Reason: To ensure that alterations are made in sympathy with the architectural and historic character of the Local Interest Building.

9. No external aerials shall be erected on the building without the written permission of the Local Planning Authority. Provision shall be made for combined aerial facilities to serve all flats within the development hereby permitted and details of the combined aerial system shall be agreed in writing with the Local Planning Authority before installation.

   Reason: In the interests of visual amenity to protect the character and appearance of the Local Interest Building and the Conservation Area.

10. Before any of the dwellings hereby permitted are occupied, refuse and recycling enclosures shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: To provide appropriate refuse and recycling are available for the residents whilst safeguarding the character and appearance of the Local Interest Building and Conservation Area.

11. The flats hereby permitted shall not be occupied until secure cycle storage facilities have been provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

    Reason: To provide a sustainable transport facility to discourage the use of private motor vehicles.

12. Notwithstanding the submitted plans the replacement conservatory extension on the south side of the building is not hereby approved. Before development commences details of this extension shall be submitted to and agreed in writing with the Local Planning Authority.

    Reason: The design of the extension as submitted is not in sympathy with the character of the Local Interest Building.

13. The development hereby permitted shall not commence until precise details of the three ground floor west facing windows proposed to be altered have been submitted and agreed in writing by the Local Planning Authority.

    Reason: The design of the windows as illustrated in the submitted plans is unacceptable.

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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:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
LR8 - Provision of Play Space/Outdoor Recreation Space in Housing Schemes
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

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
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking 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.