Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0389/FULL

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

DJB Ltd
48 Reigate Road
Worthing
West Sussex
BN11 5NE

PROPOSAL: Ground and first floor extensions, block up existing door (south elevation) and replace with PVCu window, installation of Velux window and new windows (east and west elevations) in connection with conversion of property from two self contained flats and House in Multiple Occupation to six No. self contained flats (4 x 1 bedroom and 2 x studio flats).

LOCATION : 4 Queens Road Worthing

DATE REGISTERED 2nd May 2008

APPLICANT : Mr Greg Davey

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 08/016/4, 5a and 6a 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 : 23rd June 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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.

3. Before any of the dwellings 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 and the amenities of the area.

4. Additional 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.

5. If during development any visibly contaminated or odorous material is found to be present at the site then this must be investigated prior to works continuing. The Local Planning Authority must immediately be informed of the nature and degree of the contamination present and a method statement detailing how the contamination shall be dealt with must be prepared and submitted to the local planning Authority in writing before being implemented. the development shall only be completed in accordance with the agreed statement.

   Reason: In the interest of the ground water supply and local environment.

6. Prior to development details of the means of division and intended use of the rear garden shall be submitted in writing to the local Planning Authority for approval. Such details as approved shall be brought into use prior to first occupation and thereafter retained.

   Reason: In the interest of future occupiers of the development.

7. Prior to development details of soft landscaping for the frontage shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be planted prior to first occupation and thereafter retained.

   Reason: In the interest of the appearance of the property.

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8. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal for all paved areas have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained.

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
H10 - Loss of Existing Dwellings
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
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.