Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0280/FULL

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

Roberts & Wrigley
27A Goring Road
Goring-By-Sea
West Sussex
BN12 4AR

PROPOSAL: Conversion of existing storage area at the rear of 217 Tarring Road to form 2 self-contained flats.

LOCATION : 213 - 217 Tarring Road Worthing

DATE REGISTERED 31st March 2008

APPLICANT : Mr Scaffardi

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 1 and 2 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. Notwithstanding the information in the application details of the proposed north facing kitchen and bathroom windows in the first floor of the studio flat shall be submitted in writing for approval. Such details to include cill height above finished floor level, obscure glazing and means of opening. Only such details as approved shall be installed prior to first occupation and thereafter retained.

   Reason: To protect privacy between existing and proposed residential units in the interest of occupiers living conditions.

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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.
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3. Prior to any development details of obscure glazing for the lower panes of the ground floor flat windows must be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be installed prior to first occupation and thereafter retained.

   Reason: In the interest of privacy for future occupants.

4. Prior to any development details of secure covered cycle parking for at least the ground floor, to be formed in the area underneath the existing stair and accessed from the service road shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be constructed prior to first occupation of either flat and retained thereafter.

   Reason: In the interest of adequate cycle storage provision.

INFORMATIVES

1. The application would make positive use of commercial floorspace and contribute towards structure plan targets by the formation of two units. No harm to neighbours would result from the configuration and layout subject to conditions imposed.

   The proposal does not provide a high quality of accommodation for future occupiers but given the circumstances it is considered acceptable. The site is sustainably located and no car parking provision is acceptable. There appears to be the capability of providing cycle storage internally to at least the ground floor unit.

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

   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

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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.