Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1066/FULL

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

A Greenwood, MRTPI
94 The Street
Rustington
West Sussex
BN16 3NJ

PROPOSAL: Conversion of existing guest house to form 4 new flats and retention of existing flat (owners accommodation).

LOCATION : Madeira Lodge Guest House 1 Madeira Avenue Worthing

DATE REGISTERED 22nd August 2007

APPLICANT : Colmi (Uk) LLP

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/319/01 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. 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.

Cont.....

Dated : 8th October 2007

Assistant Director (Planning Services)

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

3. The dwellings hereby permitted shall not be occupied until provision for car parking and turning has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be retained and shall be used only for the parking of cars.

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

4. The access to the proposed site/dwelling shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These splays shall be 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the splay areas have been provided. Thereafter, the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

5. Prior to development details of proposed garden area/s for the flats and soft landscaping shall be submitted in writing to the Local Planning Authority for approval. Such details as approved shall be implemented prior to first occupation of any flat.

   Reason: In the interest of future occupiers and the appearance of the area.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES9 - Contaminated Land

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV5 - Parking Provision
LOC1 - Locational strategy
NE2 - Housing provision

Cont.....

WB/07/1066/FULL

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.