Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0209/FULL

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

Mr Nigel Sayers
1 Goodwood Road
Worthing
West Sussex
BN13 2RU

PROPOSAL: Conversion of end-of-terrace house into two flats incorporating single storey rear extension and parking.

LOCATION : 8 Ladydell Road Worthing

DATE REGISTERED 5th March 2008

APPLICANT : Mr Nigel Sayers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in block plan and Drawing Nos. A/4/08, B/4/08 and C/4/08 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. Prior to the flats hereby approved being occupied, refuse/recycling provision shall be provided for the flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

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Dated : 21st April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The flats shall not be occupied until the widened site access and crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority, to include pedestrian/driver inter-visibility splays 1.5 metres by 1.5 metres on each side of the access based on the existing highway boundary. Thereafter, the splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining highway.

   Reason: In the interests of highway safety.

4. No dwelling shall be occupied until the 2 parking spaces shown on the approved plans have been provided and constructed in accordance with details, including the materials to be used for surfacing the parking area, to be submitted to and approved in writing by the Local Planning Authority. The parking facilities so provided shall not thereafter be used for any purpose other than the parking of vehicles.

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

5. Secure, covered cycle parking facilities to serve each flat shall be provided within the rear store shown on the approved plan, precise details of which 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. The materials and finishes of the external walls of the rear extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

7. The proposed ground-floor window in the south side wall of the building shall be obscure glazed and non-opening (except for a small top-hung opening fanlight) and shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

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/08/0209/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
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

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.