Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0771/FULL

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

Mr Kenny Foxwell
Horizon Design Ltd
34 Railway Approach
Worthing
West Sussex
BN11 1UR

PROPOSAL: Change of use of guest house and conversion into four self-contained flats, and alterations including new front roof light, alterations to windows on flank and rear elevations, removal of garage and provision of bike & bin stores.

LOCATION : 11 St. George's Road Worthing

DATE REGISTERED 1st September 2010

APPLICANT : Mr and Mrs P Baker

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans 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 five 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 : 5th January 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   2483-01C and 2483-02A

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. No flat shall be occupied unless and until the existing garage has been demolished and hardstanding removed.

   Reason: To ensure the occupiers of the flats have access to satisfactory outdoor garden space in accordance with Saved Worthing Local Plan policy H18; Core Strategy Policies 8 and 9 and Planning Policy Statement 3: Housing.

4. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping for the rear garden , which shall include boundary treatments. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development to ensure a satisfactory amenity space in accordance with Saved Worthing Local Plan policy BE1 and Planning Policy Statement1: Delivering Sustainable Development, Planning Policy Statement 3: Housing and PPS9: Planning For Biodiversity and Geological Conservation.

5. No flat shall be occupied unless and until provision has been made for combined aerial/cable facilities to serve all flats within the development hereby permitted in accordance with details to be submitted and approved in advance by the Local Planning Authority .

   Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan policy BE1 and Planning Policy Statement1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

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6. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with PPS23 : Planning and Pollution Control and Worthing Local Plan Policy RES7.

7. The windows on the north elevation of the development hereby permitted shall be obscure glazed and non-opening as indicated in the approved drawings and they 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 properties in accordance with Saved Worthing Local Plan policy H18 and Planning Policy Statement1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

8. No flat shall be occupied unless and until the cycle parking facilities shown on the approved plans has been provided in full.

   Reason: To encourage and provide for a non car mode of transport to and from the site in view of the absence of on site car parking in accordance with Planning Policy Statement 3: Housing and PPG13: Transport.

9. No flat shall be occupied unless and until the domestic refuse and recycling/composting facilities shown on the approved plans has been provided in full.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity and to minimise land fill in accordance with Saved Worthing Local Plan policies BE1, H18 and RES7 and Planning Policy Statement 3: Housing.

10. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No flat 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 sustainable drainage and to prevent flooding in accordance with PPS25: Development and Flood Risk.

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INFORMATIVES

1. Reason for approval

a.) The decision to grant planning permission has been taken having regard to the Development Plan as set out below,

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
H1 - Regional Housing Provision 2006-2026
H4 - Type and Size of New Housing
H5 - Housing Design and Density
RE3 - Employment of Land Provision
SCT1 - Core Strategy
SCT5 - Housing Distribution
T2 - Mobility Management
T4 - Parking
TSR5 - Tourist Accommodation

and to all relevant material considerations, including:

National Policy Government Policy in Planning Policy Statement 1: Delivering Sustainable Development: PPS3: Housing; PPG13: Transport: PPS4: Planning for Sustainable Economic Growth; PPS25: Development and Flood Risk and Planning Policy Statement 1: and Delivering Sustainable Development: Climate Change Supplement.

Worthing submission Core Strategy Policies 5, 7, 8 and 9;

and all representations and consultation responses received.

The Council finds that the loss of a good quality guest house from the visitor economy is regrettable but is justified, on balance, because of poor viability and the personal circumstances of the applicants. Conversion to flats is acceptable at these premises in this sustainable location and meets recognised housing need in a satisfactory fashion. No unacceptable harm to neighbour amenity or the character of the property would result and parking and access arrangements are acceptable. As such, and subject to the conditions imposed, the proposal is acceptable.

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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.