Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1043/FULL

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

KEL Building Advisor Ltd.
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

PROPOSAL: Change of use from bedsits on first and second floors to 4 self contained apartments together with the installation of 3 new windows at first and second floors (east elevation)

LOCATION : 41A Brighton Road Worthing

DATE REGISTERED 30th August 2007

APPLICANT : Mr M Monnan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 001C, 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. The secure cycle parking facilities shown on the approved plan shall be provided prior to first occupation of the approved flats and thereafter retained.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

Cont.....

Dated : 15th October 2007

Assistant Director (Planning Services)

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

3. Prior to the flats hereby approved being occupied the bin stores shown on the approved drawing shall be provided and thereafter retained.

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

4. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved 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
H16 - Domestic Extensions and Alterations
H18 - Amenity of Residents

Adopted West Sussex Structure Plan 2001 – 2016

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy
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.