Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr W Gander
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: 11/0167/FULL

Details of Development
Continued use to roofing merchant supplies including a trade counter with external yard used for parking and storage of materials and calor gas bottles

Location of Development
Unit R Dominion Way Worthing West Sussex BN14 8NW

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 28th February 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
22/12/2011

PTO

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SCHEDULE

Reasons for Granting Permission

01. This B8 use with ancillary retail area is within a designated employment area and is helping to meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It is taking place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. Its continued use will not consequently conflict with the relevant saved policies of the Worthing Local Plan (RES7, H18, TR9), the South East Plan (SP3, CC1, CC6, RE3, RE6, T4, SCT3) and Core Strategy (3, 4 and 16).

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: WT/DW/03	Title: Proposed site plan & Roof Plan	Received: 28/2/11
Title: Proposed Ground Floor Plan	Received: 28/2/11	
Drawing No: WT/DW/02	Title: Existing Elevations	Received: 28/2/11
Drawing No: WT/DW/01	Title: Existing Floor Plan	Received: 28/2/11

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

02. The premises shall be used only for purposes within Use Class B8, with ancillary retail counter, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: *For the avoidance of doubt and because changes of use permitted by the Town and Country Planning (General Permitted Development) Order 1995 may not be acceptable in policy terms having regard to saved Policies RES7, TR9 and H18 of the Worthing Local Plan, policies SP3, CC1, CC6, RE3, RE6, T4, SCT3 of the South East Plan and policies 3, 4 and 16 of the Core Strategy.*

03. The retail area shall be limited to that area delineated 'trade counter' on the proposed floor plan and sales shall be limited to items ancillary to the roofing business.

Reason: *To ensure the main use of the site remains B8 having regard to saved policy 4 of the Worthing Core Strategy.*

04. The parking and manoeuvring areas shown on the approved plan shall be retained for such purposes and shall remain free of obstruction at all times.

Reason: *To ensure adequate provision for both is made within the site having regard to saved Worthing Local Plan policy TR9 and South East Plan policy T4.*