Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0174/FULL

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

Office Lets Limited
F A O Nick Thomas
Index House
Midhurst Road
Liphook
Hants GU30 7TN

PROPOSAL: Alterations to front elevation including new canopy, new pastel-toned cladding and ramp with railings to ground floor front entrance to improve access for the disabled.

LOCATION : 8 High Street Worthing

DATE REGISTERED 13th March 2008

APPLICANT : Mr C Atkins

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. RKY/8HS/080303/2 and RKY/8HS/080214/1 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.

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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.

2. Before works commence, the followed detailed matters shall be submitted to and agreed in writing with the Local Planning authority:

   (i) The detailed design, construction, materials and finishes, and the method of installation, of the proposed projecting canopies above the ground floor facade;

   (ii) Details and samples of the external materials, and the colour and texture of the finishes, for the proposed cladding panels below the existing pairs of windows above the ground floor entrance doors and window and for those above the first, second and third floor windows on the front elevation;

   (iii) Details and samples of the materials and finishes to be used for the construction of the ramped footpath and those for the retaining wall to the front boundary of the site serving the existing front entrance in High Street.

   Thereafter, the works shall be carried out fully in accordance with the agreed details.

   Reason: In the interests of the character and appearance of the Steyne Gardens Conservation Area in which the building is situated.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

2. 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:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH4 - Conservation areas and historic towns and villages
   DEV1 - High Quality Development

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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.