Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1114/FULL

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

Mr A Weeden
89 South Street
Worthing BN14 7ND

PROPOSAL: Change of use of ground and first floor from residential to part residential and part nursery school for a maximum of 15 children aged between 3 months to 5 years, operating between the hours of 8.00 a.m. to 18.00 p.m. (Resubmission of WB/07/0613/FULL).

LOCATION : 212 Dominion Road Worthing

DATE REGISTERED 21st September 2007

APPLICANT : L Cable and N Jones

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in site plan, block plan, Drawing No. 2041(2) and supporting documents, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. Owing to the lack of turning facilities on site, the proposed access and parking arrangement would lead to increased reversing movements onto the adjacent highway, and together with sub-standard driver visibility on the north side, would unacceptably add to the hazards of other highway users. In addition, the proposed development would be likely to increase the demand for short-term parking on the adjacent highway thereby obstructing the free flow of traffic, to the detriment of highway safety. The proposal is therefore contrary to saved Policy TR9 of the Worthing Local Plan, and saved Policies DEV4 and DEV5 of the West Sussex Structure Plan 2001-16.

INFORMATIVE

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.

Dated : 13th November 2007

Assistant Director (Planning Services)

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

NOTES TO ACCOMPANY REFUSAL OF FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the decision notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (The Planning Inspectorate is an Executive Agency in the Office of the Deputy Prime Minister).

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the General Development Procedure Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use he/she may be entitled to serve a notice on the Borough Council requiring that Council to purchase his/her interest in the land in accordance with the provision of Section 137 of the Town and Country Planning Act 1990.

3. In the case of permission being granted for a limited period only, if at a later date an extension of the period of this permission is desired, an application for the purpose should be made to the Council before the expiration of the period.

THIS DECISION IS ISSUED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND DOES NOT CONVEY ANY CONSENT OR APPROVAL WHICH MAY BE REQUIRED UNDER OTHER LEGISLATION INCLUDING THE BUILDING REGULATIONS