Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0259/FULL

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

Mr Ryan Carson
Stiles Harold Williams
One Jubilee Street
Brighton
East Sussex
BN1 1GE
United Kingdom

PROPOSAL:	Change of use of ground floor class B1 (office) to D1 (day centre) including installation of new ground floor glass conservatory with patio on rear elevation, alterations to ground floor east flank elevation entrance encompassing new ramped walkway, creation of nine parking spaces. First floor alterations to rear extension roof design with skylight to accommodate new internal open plan office space.
LOCATION :	48 Rowlands Road Worthing
DATE REGISTERED	21st April 2010
APPLICANT :	Worthing Society For The Blind

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 201-A, 202-A, 101, 102 and un-numbered location plan and site plan 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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[redacted]

Dated : 16th June 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby approved shall not be built other than in accordance with the approved plans including such plans as approved under any other condition as set out below.

   Reason: To ensure the quality of the development.

3. Use of the premises as a Day Centre shall be restricted to the areas indicated on approved plans, and, notwithstanding the Town and Country Planning Use Classes Order and any subsequent amendment, shall be restricted to use as a day centre for the blind/visually impaired and the rooms identified as meeting rooms shall not be used for any purpose other than B1 offices.

   Reason: To safeguard continued use of the premises for offices to protect the local economy in accordance with South East Plan Policy RE3 and to safeguard local amenity as use as a day centre by another organisation may give rise to such problems.

4. The day centre shall not operate except between the hours of 8am to 6pm Mondays to Fridays and 9am to 5pm Saturdays and shall be closed on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Plan Policy H18.

5. Notwithstanding the submitted plans and the General Permitted Development Order 1995 as Amended Town and Country Planning Act 190 as Amended or any subsequent amendment, no new vehicular access shall be formed onto Nursery Lane from the site.

   Reason: Vehicular access form Nursery Lane is unacceptable for highway safety and amenity reasons in accordance with Saved Local Plan Policy H18.

6. Notwithstanding the submitted plans and description of development, the development shall not commence unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:

   a) Vehicular and pedestrian access arrangements from Rowlands Road.
   b) Parking and turning space and pedestrian routes to the building entrances within the site.
   c) The canopy of the new east entrance to the building.
   d) The new rooflights.
   e) Landscaping.

   The development shall not be built other than in full accordance with any such approval and the approved arrangements shall be retained thereafter.

   Reason: In the interest of visual and neighbour amenity and highway safety in accordance with Saved Local Plan Policies H18, BE1 and TR9.

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INFORMATIVES

Reasons for Approval

1. In reaching its decision the Council concluded that the site is an established commercial area in a highly sustainable location within the urban area. The small loss of the business space is acceptable in view of the marketing and vacancy history; the condition and form of the building the business and community benefits that would accrue. The revised design of the rear conservatory is acceptable in visual terms and the design of the new side entrance and rooflights may be reserved by condition to achieve the necessary quality of design. No unacceptable harm to neighbour amenity would result given the nature of the use and arrangement of neighbouring dwellings. A new access from Nursery Lane is unacceptable in safety and amenity terms and access, parking and turning arrangements are reserved by condition to achieve the optimum form. As such, and subject to conditions imposed above, the proposal is acceptable.

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 South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
RE3 - Employment of Land Provision
SP1 - Sub-regions in the South East
T2 - Mobility Management
T4 - Parking

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.