Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0963/FULL

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

Mr John Coppin
111 Upper Brighton Road
Worthing
West Sussex
BN14 9JD

PROPOSAL: External alterations in connection with change of use of existing double garage to a physiotherapy treatment room.

LOCATION : 37 Offington Lane Worthing

DATE REGISTERED 14th August 2007

APPLICANT : Mr John Coppin

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Plans 1, 2, 3 and 5, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development shall cease no later than 30th September 2008 and the garage returned to purpose incidental to the use of the house as a dwelling house.

   Reason: To allow monitoring of the impact of the proposal on neighbour amenity and parking /traffic for a trial period.

2. No more than 10 clients shall visit the premises in any one day.

   Reason: In the interests of neighbour amenity.

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Dated : 24th September 2007

Assistant Director (Planning Services)

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

3. The use hereby permitted shall not operate other than between 8.30 a.m. and 7.p.m. Mondays to Fridays and it shall be closed at weekends and on Sundays and on Bank or Public Holidays other than for emergency cases.

   Reason: In the interests of neighbour amenity

4. No part of the house shall be used for the business purposes hereby permitted.

   Reason: To control the scale of business activity in the interests of neighbour amenity,

5. The operators of the premises shall:

   a) not admit any client other than by prior appointment made in advance remotely and in advance by a booking system; and
   b) not admit any client whose vehicle is not parked on the premises forecourt; and
   c) encourage clients visiting the premises to car share or travel by walking, public transport or cycle or by shared taxi by provision of suitable literature made available at the time of or prior to booking; and
   d) make available details of the location of the site and the above access and parking arrangements to clients at the time of booking; and
   e) make available parking space for two or more client vehicles on the forecourt at all approved operational times.

   Reason: To minimise traffic generation and parking demand in the interests of neighbour amenity

6. No more than the equivalent of one full time member of staff shall be employed at the premises including the occupier of the house, No. 37 Offington Lane.

   Reason: To control the scale of the business in the interests of neighbour amenity

7. The use hereby permitted shall not be operated other than by the householders of the property and as ancillary to the use of the house as a single family dwellinghouse.

   Reason: To control the nature of the business in the interests of neighbour amenity

8. Notwithstanding the submitted drawings, the use shall not commence unless and until details of the front elevation of garage have been submitted to and approved by the Local Planning Authority and the garage shall not be altered other than in full accordance with any such approval.

   Reason: In the interest of visual amenity

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INFORMATIVES

The decision to grant planning permission has been taken having regard to the 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

B14 - Business Uses outside the Town Centre
H10 - Loss of Existing Dwellings
RES7 - Control of Polluting Development
SC1 - Facilities acceptable in District and Neighbourhood Centres
TR6 - Pedestrian/Cyclist Facilities
TR9 - Parking Requirements for Development
TR12 - Parking Design
TR13 - Vehicular Access Requirements

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV5 - Parking 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.