Chris Cousins
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west sussex county council

Worthing Borough Council
Town Hall
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West Sussex
BN11 1HA

18 September 2007

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
APPLICATION MADE UNDER REGULATION 3 APPLICATION

Application No:	WB/948/07
Description:	False pitched roof over existing building to provide training facility
Location:	Worthing Fire Station, Ardsheal Road, Worthing, West Sussex, BN14 7RN
Grid Ref:	514304,104542

I enclose for the Planning Register the Decision Notice relating to the above development which has been Granted Planning Permission.

Thank you for your assistance in dealing with this application.

Yours faithfully

Mr James Neave
Planning Services - Development Group

west sussex county council

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REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To WSCC Fire & Rescue Service

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

False pitched roof over existing building to provide training facility at Worthing Fire Station, Ardsheal Road, Worthing, West Sussex, BN14 7RN

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 24 July 2007 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

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 91 of the Town and Country Planning Act 1990.

2. The proposed development shall not take place other than in accordance with the approved plans, Existing Roof Plan - Elevations - Location Plan 1471/01 (dated 22/06/2007), Proposed Plans & Elevations - Site Plan 1471/02 (dated 22/06/07) and supporting information, save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

   Reason: To secure satisfactory development.

3. Construction work hereby approved shall be undertaken on the site only between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays unless otherwise agreed in advance and in writing by the County Planning Authority. No work shall occur on Sundays, Bank Holidays and Public Holidays.

   Reason: To protect the amenities of occupiers of nearby residential properties

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4. Unless otherwise agreed in advance and in writing by the County planning Authority the mock pitched roof training facility hereby approved shall only be used between the hours of;

   9 a.m to 8.30 p.m Monday to Wednesday,
   9 a.m to 7 p.m Thursday to Friday,
   9 a.m to 5 p.m Saturdays,
   and at no time on Sundays or Public Holidays

   In addition the approved facility shall be used a maximum of 16 hours in any one month, a record of which shall be kept at the fire station and made available to the County Planning Authority upon their request.

   Reason: In the interests of the amenities of nearby residents.

5. No development works shall be carried out until a schedule of materials and finishes to be used for external walls, glazing, roof and chimney of the proposed building has been submitted to and approved in writing by the County Planning Authority.

   Reason: In the interests of amenity and to achieve a building of visual quality.

Informatives

A. Reason for the granting of Planning Permission:

   The proposed extension meets the main material considerations in that it; meets the needs of local communities, is acceptable in terms of design/compatible with its surroundings and would not have an unacceptable impact upon neighbouring amenity. Accordingly, the proposal complies with the Development Plan, the relevant policies of which are listed below:

   West Sussex Structure Plan 2001 -2016 (Feb 2005)
   Policy LOC1 - gives priority to locating new development within towns and built up area boundaries
   Policy NE11 - provides for new or improved community facilities where they meet the identified needs of local communities
   Policy ERA1 - requires new development to make the best use of land
   Policy DEV1 - encourages new development to be of a high quality construction, layout, scale and appearance.
   Policy DEV4 - Development should not be permitted unless the travel needs it generates are met.

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Worthing Borough Council Local Plan (Sept 2003)
Policy RES1 - Subject to built environment policies and other considerations, the design and layout of all developments should make full and effective use of land.
Policy BE1 - promotes development or redevelopment, which achieves a good standard of design and is compatible with its surroundings and enhances the appearance of the locality.
Policy BE24 - Seeks to preserve or enhance views into and out of Conservation Areas
Policy H18 - Development that would result in an unacceptable reduction in amenity for local residents will not be permitted.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by Contacting West Sussex County Council, Planning Services (Development Group) of visiting the website at http://westsussex.gov.uk/ePlanningOPS

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