Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0242/FULL

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

Mr T Pettifer
20 Steep Close
Findon
West Sussex
BN14 0TO

PROPOSAL: Removal of existing detached 1 and 2 storey office units positioned in the rear of the car park (3 in total), and proposed replacement with 2 permanent single storey units, together with an additional car parking space.

LOCATION : 20 Sompting Road Worthing

DATE REGISTERED 4th April 2008

APPLICANT : Mr T Pettifer

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 01/Revision A dated 1st April 2008 and block Plan 1:500 dated 3rd March 2008 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Within a period of two months from the date of this permission, the existing two-storey and single-storey Portakabins adjacent to the eastern boundary of 20 Sompting Road shall be removed from the site to the satisfaction of the Local Planning Authority.

   Reason: To safeguard the character and visual amenities of the area.

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Dated : 12th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The replacement single-storey Portakabin office, hereby permitted, shall not be installed unless and until revised details of the type and colour of the external finishes to be used for its external walls have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the Portakabin office shall be installed and maintained in accordance with the agreed exterior finish details.

   Reason: In the interests of visual amenity.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the replacement single-storey Portakabin office and store, hereby permitted, shall be used as an office and store, respectively, as shown, in connection with and forming part of the existing permitted B1 Business use (offices) in No. 20 Sompting Road, with ancillary car parking, loading and unloading and storage in the existing yard only, with access to Sompting Road, and for no other purpose, without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the character and amenities of the area, and in the interests of highway safety.

4. The replacement Portakabins, hereby permitted, shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, or before the 12th May 2013.

   Reason: In the interests of safeguarding the character and visual of the surrounding residential area to the site, particularly from Sompting Road.

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 West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development

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WB/08/0242/FULL

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.