Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0080/FULL

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

Mr D Brown
TEG Development Limited
The Mowbrays
Golding Lane
Mannings Heath
RH13 6SU

PROPOSAL: Erection of a cycle store to rear pursuant to condition 3 of application WB/08/0587/Full approved on 29th August 2008.

LOCATION : 160 Heene Road Worthing

DATE REGISTERED 23rd February 2010

APPLICANT : Mr D Brown

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the Illustrational location Plan dated 30th September 2009 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 three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Cont.....

Dated : 27th April 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.
WB/10/0080/FULL

2. The cycle shelter, hereby permitted, shall be carried out strictly in accordance with the particulars and specification of design, construction and layout submitted, and in no other manner without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the historic character and appearance of the Shakespeare Road Conservation Area in which the site is situated and to safeguard the amenities of the occupiers of neighbouring residential properties.

3. The cycle shelter, hereby permitted, shall be used solely for the storage/parking of cycles in connection with the permitted use of No. 160 Heene Road as five flats, granted planning permission on 29th August 2008 under application WB/08/0587/FULL, and in no other manner without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

INFORMATIVES

1. The reason for granting planning permission is that the proposed development would not detract from the character or appearance of the Shakespeare Road Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Worthing Local Plan (BE1, H16 and H18) and the South East Plan (CC1, CC6, BE1 and BE6).

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
   H16 - Domestic Extensions and Alterations
   H18 - Amenity of Residents

   South East Plan 2009

   BE1 - Management for an Urban Renaissance
   BE6 - Management of the Historic Environment
   CC1 - Sustainable Development
   CC6 - Sustainable Communities and Character of the Environment

   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.