Worthing
BOROUGH COUNCIL

Awarded for excellence

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0122/FULL

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

Mr Martyn Smith
4 St Georges Road
Worthing
West Sussex BN11 2DS

PROPOSAL: Change of use of first floor from Class B1 (Offices) to Class D2 (fitness centre).

LOCATION : Southern House Goring Street Worthing

DATE REGISTERED 18th February 2008

APPLICANT : Mr Martyn Smith

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in un-numbered site plan, photograph, proposed and existing floor plans, 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.

2. The windows on the south elevation of the property the subject of this change of use shall be obscure glazed and non-opening and they shall not subsequently be altered in any way without the prior consent of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

Cont.....

Dated : 10th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The premises shall not be open for trade or business except between the hours of 9 am to 7 pm Monday to Friday and 9 am to noon Saturdays and on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

4. Notwithstanding the Town and Country Planning Use Classes Order or any subsequent amendments, the premises shall not be used for any purpose other than a fitness centre without the approval in writing of the Local Planning Authority.

   Reason: To prevent changes of use to other uses within the same D2 Use Class which may give rise to unacceptable environmental impact due to their nature and/or intensity of use.

5. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

6. The parking and manoeuvring areas shown on the approved plans shall be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual, and neighbour amenity and road safety.

7. The development hereby permitted shall not be occupied unless and until there has been submitted to and approved in writing by the Local Planning Authority a travel plan which encourages the use by staff, residents and visitors of alternative modes to the motor car. The approved Travel Plan shall thereafter be implemented in full accordance with a timetable to be approved as part of the Plan.

   Reason: In the interests of reducing road congestion and the environmental impact of motor traffic.

8. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works. Such agreed facilities shall be provided on site prior to the change of use hereby approved being implemented.

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

Cont.....

9. Prior to the change of use hereby approved being implemented, refuse provision/bin stores shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

INFORMATIVES

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 West Sussex Structure Plan 2001 – 2016 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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
ERA1 - Making the best use of land
LOC1 - Locational strategy
NE5 - Employment 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.