Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0101/FULL

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

Mr Carl Moore
Atterbury Moore Associates
1 Gosling Croft Business Park
Long Furlong
Worthing
West Sussex BN13 3UT

PROPOSAL: Proposed external alterations to existing steel building.

LOCATION : Unit 10 Ivy Arch Road Worthing

DATE REGISTERED 1st March 2010

APPLICANT : Mr Nick Neale (Gardiner And Scardifield)

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No's. Location Plan, Site Plan, WG-106-02 dated & deposited 31st March 2010, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Within 3 calendar months of the date of this permission, the development hereby approved shall be completed and built out in its entirety on site in accordance with the approved plans.

   Reason: To ensure a satisfactory and timely scale to the development being completed on site.

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Dated : 20th April 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The development hereby permitted shall not commence unless and until a schedule of materials and finishes to be used for the external walls, fenestration, door, and roof of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials and finishes.

   Reason: In the interests of visual amenity.

3. Notwithstanding the submitted plans, the windows of the development as illustrated are not approved and will be altered to the written satisfaction and agreement of the Local Planning Authority by way of the submission of elevation drawings at a scale of 1:100, together with detail at a scale of 1:200. The windows of the development shall be built out only in full accordance with the approved details.

   Reason: In the interests of visual amenity.

4. Notwithstanding the submitted plans, the timber entrance doors of the development as illustrated are not approved and will be altered to the written satisfaction and agreement of the Local Planning Authority by way of the submission of elevation drawings at a scale of 1:100, together with detail at a scale of 1:200. The timber entrance doors of the development shall be built out only in full accordance with the approved details.

   Reason: In the interests of visual amenity.

5. This permission relates to the drawings as listed below:-

   Location Plan dated and deposited 31-03-2010
   Site Plan dated and deposited 31-03-2010
   Drawing No. WG-106-02 Titled Proposed external works to improve appearance of existing steel building - Proposed Plans dated and deposited 31-03-2010

   Reason: For the avoidance of doubt.

Informatives

1. REASON FOR APPROVAL:

   The development hereby approved is within the built-up area and would help meet the need for employment provision without detracting from the local environment. It can take place without resulting in unacceptable detriment to the visual amenities of locality, neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Worthing Local Plan (BE1, H18, TR9) and the South East Plan (SP3, CC1, CC6, RE3, RE6, T4, SCT3).

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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
H18 - Amenity of Residents
TR9 - Parking Requirements for Development

South East Plan 2009

SP3 - Urban Focus and Urban Renaissance
CC1 - Sustainable Development
CC6 - Sustainable Communities and Character of the Environment
RE3 - Employment of Land Provision
RE6 - Competitiveness and Addressing Structural Economic Weakness
T4 - Parking
SCT3 - Management of Existing Employment Sites and Premises

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.