Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0305/FULL

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

Mark Tombs MRTPI
Tribal MJP
1 - 4 Portland Square
Bristol
BS2 8RR

PROPOSAL: Provision of mezzanine floor to provide 555m2 floor space (110m2 for storage and 445m2 for sales area)

LOCATION : Unit 1 Downlands Retail Park Lyons Way Worthing

DATE REGISTERED 23rd April 2009

APPLICANT : DSG International plc

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. WORT-NS07-C02 Rev. C, 303.T1.301, 330.C1.302-D and 'Location Plan' 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. Notwithstanding the provisions of the General Permitted Development Order (as amended) no additional mezzanine floor area, other than that approved by this permission, shall be inserted within any part of the retail unit without approval by the Local Planning Authority in an application on that behalf.

   Reason: To control the provision of additional retail floorspace in order to protect the vitality and viability of the town centre.

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Dated : 2nd June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The sales area shall be used only for the sale of DIY, home improvement, builders and plumbers merchant goods, garden products and associated timber products, motoring parts and accessories, furniture and furnishings (including self-assembly flat pack furniture), carpets and floor coverings, and bulky electrical/gas appliances, pets, pet products and supplies and for no other purpose including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes Order) 1987 or any provision revoking or re-enacting that order unless the Local Planning Authority gives written consent to any variation.

   Reason: In the interests of protecting the vitality and viability of the town centre.

INFORMATIVES

1. 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

   BE1 - Management for an Urban Renaissance
   CC1 - Sustainable Development
   CC4 - Sustainable Design and Construction
   CC6 - Sustainable Communities and Character of the Environment
   CC7 - Infrastructure and Implementation
   SCT1 - Core Strategy
   SP3 - Urban Focus and Urban Renaissance
   T4 - Parking
   TC3 - Out-of-Centre Regional/Sub-Regional Shopping Centres

2. The Downlands Retail Park and other adjacent out of centre sites have seen significant retail development in recent years where the Committee has considered that there were no other realistic sequentially preferable sites available in the short-term and that the impact on the town centre would be acceptable bearing in mind the scale of development and its accessibility, the prospective occupiers and the restriction to bulky and like goods only. At the same time, the Council has been developing the town centre Masterplan to protect and boost the centre in the face of competition and comparatively declining other and some concerns have previously been raised over the impact of out of centre retail growth on this.

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However, it is not the intention of PPS6 to seek arbitrary sub-division of proposals splitting development into separate sites and, given the relatively modest increase in floorspace proposed, it was considered that the issues of need, scale, sequential testing, impact and accessibility were effectively dealt with as part of the previous approval for the extension to the retail units and that the sequential approach would only be relevant in relation to extensions where the gross floor space would exceed 200 m². In this case, the additional 11 m² above the threshold in respect of the net increase from the 1250 square metres originally approved, was not considered to be material. Subject to suitable conditions including restricting the nature of goods sold, the proposal was considered acceptable and compliant with Development Plan and Government Policy. However, any significant further increases in retail floorspace at this or adjacent out of centre retail parks would need to be carefully considered in relation to the tests of PPS6 and cumulative impact on the town centre and Masterplan and emerging Local Development Framework.

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.