Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0751/FULL

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

Mr John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

PROPOSAL: Single storey rear extension and to increase the number of children from 40 to 45.

LOCATION : Little Rascals Day Nursery 45 Chesswood Road Worthing

DATE REGISTERED 25th August 2010

APPLICANT : Mrs S Ashworth

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved 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 five years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- JW/10/066 and existing floor plan and existing elevations.

   Reason: For the avoidance of doubt and in the interests of proper planning.

Cont.....

Dated : 22nd October 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls and roof, and the appearance of the windows of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

4. Following preliminary exploratory excavations to be carried out on the site and prior to the commencement of construction of the extension hereby permitted, details of the proposed foundations designed to minimise harm to any roots of the Leylandii trees within the adjoining site, Chesswood Lodge, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the foundations shall only be carried out in accordance with the agreed details.

   Reason: To safeguard the health and future well-being of nearby trees in the interests of visual amenity.

5. The number of children attending the day nursery shall not exceed 45 in total at any time.

   Reason: In the interests of amenity and highway safety and to comply with saved Local Plan policy SC8.

6. Condition 2 of planning permission WB/04/00800/FULL and condition 3 of planning permission WB/05/0717/FULL shall continue to apply.

   Reason: To safeguard the living conditions of neighbouring residents.

INFORMATIVES

1. The enlarged day nursery and additional child places would provide improved community infrastructure, and would support the social and economic regeneration of this ward as well as improved access to job opportunities. Subject to the recommended safeguards, it is considered the proposed development can take place without detracting from the environment of the surrounding urban area and without detriment to the amenities of nearby residential occupiers. The proposed development would not unacceptably impact on highway safety. It therefore does not conflict with saved Worthing Local Plan policies RES7, SC8, BE1, H18 or Submission Core Strategy Strategic Objective 5 and policy 11.

2. The applicant is advised that it will be necessary to contact the owner of the neighbouring property, Chesswood Lodge, in order to discuss works to the Leylandii trees within the curtilage of that property necessary to accommodate the proposed extension.

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.