Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1178/FULL

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

Jonathan Guy Rolande
201 Heene Road
Worthing
West Sussex
BN11 4NN

PROPOSAL: Change of use from vacant ground floor shop to class use A2 (Financial and Professional Services)

LOCATION : 87 Rowlands Road Worthing

DATE REGISTERED 9th October 2007

APPLICANT : Jonathan Guy Rolande

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, block and 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. Notwithstanding the Town and Country Planning Use Classes Order 1987 as amended and any subsequent amendments, the use hereby permitted shall not include use of any part of the unit as a betting shop.

   Reason: In the interest of living conditions of neighbouring residential occupiers.

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Dated : 3rd December 2007

Assistant Director (Planning Services)

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 8.00 am to 8.00 pm; Mondays to Saturdays and 9.00 am to 6.00 pm on Sundays or on Bank or Public Holidays.

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

4. Prior to the use hereby approved being occupied, refuse storage shall be provided for the use 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

1. The proposal does not accord with Saved Worthing Local Plan Policy S11. However, it is recognised that this peripheral stretch of the centre is struggling with many units vacant and/or in non A1 use and a strong residential presence and character. It is understood that the unit has been vacant for some 24 months but attracted no interest. The loss of part of the shop unit to residential as part of the recent planning permission is understood to have reduced the commercial attractiveness of the unit still further. A potential A2 estate agency is also lined up in support of the application. In these circumstances and given the more relaxed stance of the Core Strategy, a case for a departure from Policy S11 is justified to return the unit to positive commercial use, generate footfall and help rejuvenate this rather marginal commercial area. This is not inconsistent with the approach of Saved West Sussex Structure Plan Policy NE9 and the broader approach of PPS6: Planning For Town Centres.

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 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
   S11 - Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development

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WB/07/1178/FULL

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.