Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1161/FULL

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

Beecham Moore Partnership
The Studio
19 Old Patcham Mews
Brighton
East Sussex
BN1 8YW

PROPOSAL: Demolition of existing builders workshop, stores and offices and construction of new workshop/store with first floor offices over. (Resubmission of WB/07/0311/FULL).

LOCATION : 60 Station Road Worthing

DATE REGISTERED 18th September 2007

APPLICANT : P H Beck Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2117:01A, 2117:04A and 2117:05A 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.

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Dated : 12th November 2007

Assistant Director (Planning Services)

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

2. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the proposed building 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.

   Reason: In the interests of visual amenity.

3. The vehicular access to the proposed building shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of the access in accordance with the details shown on the approved plan no. 2117:04A. These splays shall be 1 metre by 1 metre on each side of the proposed access based on the existing highway boundary. No other work shall be carried out on the site until the above-mentioned splay areas have been provided. Thereafter, the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metre above the level of the adjoining carriageway.

   Reason: In the interests of highway safety.

4. No construction work shall be carried out on the site unless and until provision has been made available for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

5. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

6. No development shall commence unless and until a Construction Management Plan (including any details of temporary traffic management) has been submitted to and approved in writing by the Local Planning Authoirty following consultation with the Highway Authority. Thereafter, the approved Construction Management Plan shall be adhered to throughout the period of construction work on the site.

   Reason: In the interests of highway safety.

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7. No work for the implementation of the development hereby permitted (including demolition works) shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

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

8. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

9. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the hours 8.00 a.m. to 6.30 p.m. (Mondays to Fridays) and 9.00 a.m. to 2.00 p.m. (Saturdays), nor at any times on Sundays or Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of nearby residential properties.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a Method Statement detailing how this unsuspected contamination shall be dealt with.

    Reason: There is a shallow water table beneath the site and this could be impacted during the development.

11. The door in the rear (south) wall of the workshop/store building hereby permitted shall only be used for the purpose of emergency escape from the building.

    Reason: In the interests of highway safety.

12. Notwithstanding the mono-pitched roof detail shown on the approved drawings, prior to the commencement of development on the site, revised plans shall be submitted to, and approved in writing by the Local Planning Authority, showing a flat roof to the rear-projecting first-floor office element of the building hereby permitted. Thereafter, the development shall be completed in accordance with the revised plans.

    Reason: In the interests of visual amenity.

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13. The door to the vehicular entrance to the workshop/store building off Station Road shall consist of a sectional 'rollover' door as shown on Section A-A of the approved drawing 2117:04A and shall not subsequently be altered unless otherwise approved in writing by the Local Planning Authority.

    Reason: In the interests of Highway Safety.

14. The lower panes of the two southern-most first-floor windows in the south (rear) elevation of the building hereby permitted shall be obscure glazed and 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 residential properties to the rear.

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
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA5 - Air, soil and water
LOC1 - Locational strategy
NE1 - Level of residential and employment development
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.