Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0453/FULL

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

Mr Kevin Gifford
K G Designs
129 Tarring Road
Worthing
West Sussex BN11 4HE

PROPOSAL: Retrospective application for alterations to the Coach House building in connection with the first floor storage and ancillary use to main nursery for the ground floor summer house in conjunction with outside play times and for the area to be used as a quiet area away from the main nursery for staff training sessions.

LOCATION : Reflections Nursery 54 Richmond Road Worthing

DATE REGISTERED 1st June 2010

APPLICANT : Mr M Pace

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2381-10/A and 2381-11/B which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. Within 2 months of the date of this decision a specification of the materials and external finishes, and detailed drawings and sections showing the thickness, proportions and profiles of the of the frames and mouldings of the casement window, stable door, glazed screen and French doors shall be submitted to and agreed in writing with the Local Planning Authority.

   Reason: In order to safeguard the historic character and appearance of the coach house in the grounds of the listed building.

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Dated : 26th July 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Within 1 month of the approval of the details referred to in condition 1, the existing unauthorised upvc window and doors and timber cladding in the south and west elevations of the coach house building shall be removed and the replacement window, stable personnel door, glazed screen and French doors shall be carried out in strict accordance with the approved details.

   Reason: In order to safeguard the historic character and appearance of the coach house in the grounds of the listed building.

3. The outer doors on the south side of the coach house shall be retained as shown on the approved drawing 2381-11 Rev B.

   Reason: In order to safeguard the historic character and appearance of the coach house building in the grounds of the listed building.

4. The use of the ground-floor of the coach house as a summer house by children shall only take place in conjunction with the outside play times inclusive to the restrictions imposed under Condition 18 of planning permission WB/03/01051/FULL and the limit on the number of children at play in the garden (and coach house) at any one time to no more than 30.

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

5. The use of the ground-floor of the coach house for training purposes ancillary to the approved day nursery use shall only take place between the hours of 7.30am and 9.00pm on Mondays to Fridays and between 8.00 am and 6.00 pm on Saturdays and not at all on Sundays or Bank Holidays.

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

6. Within 2 months of the date of this decision a specification and/or manufacturers brochure providing details of the materials, finishes and detailed design and appearance of the proposed external lantern shall be submitted to and agreed in writing with the Local Planning Authority.

   Reason: In order to safeguard the historic character and appearance of the coach house in the grounds of the listed building.

7. Within 1 month of the approval of the details referred to in condition 6, the existing unauthorised floodlight shall be removed and the replacement lantern shall be carried out in strict accordance with the approved details.

   Reason: In order to safeguard the historic character and appearance of the coach house in the grounds of the listed building.

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8. The development hereby permitted shall be carried out in accordance with the following approved plans:- 2381-10/A and 2381-11/B.

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

INFORMATIVES

Reason for Approval

1. The proposed alterations to the coach house within the grounds of this Grade II Listed Building would not detract from its historic interest or character or the character or appearance of the Richmond Road Conservation Area. Subject to the controls imposed by the conditions of planning permission, the use of the first-floor for storage ancillary to the nursery and the use of the ground floor as a summer house in conjunction with outside play times and as a staff training ancillary to the nursery would not be detrimental to the amenities of neighbouring residential occupiers. It would not therefore conflict with saved Policies BE1 and H18 of the Worthing Local Plan, or national planning policy guidance contained in PPS5.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 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

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.