Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0663/FULL

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

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

PROPOSAL: Proposed external themed play area and detached greenhouse to the rear garden area.

LOCATION : Westerfields 54 Richmond Road

DATE REGISTERED 30th July 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 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:- 2381-30/A and 2381-31.

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

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Dated : 9th November 2010

Executive Head of Planning, Regeneration and Wellbeing

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

3. No work for the implementation of the development hereby permitted 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. on Monday to Friday (inclusive) and between the hours of 9.00 a.m. and 1.00 p.m. on Saturdays.

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

4. No more than 30 children shall play in the garden (which shall include visiting the greenhouse) at any one time and no children shall play in the garden or visit the greenhouse other than between the hours of 8.00 am and 7.00 pm on the days approved by condition 13 of planning permission WB/03/01051/FULL.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved policy H18 of the Worthing Local Plan.

INFORMATIVES

1. The proposed themed play provision and greenhouse within the grounds of this Grade II listed building would not detract from its historic interest or the character or appearance of the Richmond Road Conservation Area. Careful consideration has been given to the concerns raised by the third parties, however, subject to continuing control over the number of children at play in the rear garden (to include children visiting the greenhouse), it is considered the proposed additional themed play provision and greenhouse would not result in a significant worsening of the living conditions of the occupiers of neighbouring residential properties. The proposal does not therefore conflict with saved Policies BE1 and H18 of the Worthing Local Plan, or national planning policy guidance contained in PPS5.

2. The Environmental Health Officer advises that genuine railways sleepers are impregnated with creosote/tar and are not suitable for use as play equipment.

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.