Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1534/FULL

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

RHPC Attn. Mr R Huntley
Stratfield House
265 High Street
Crowthorne
Berkshire RG45 7AH

PROPOSAL: Alterations to former Lloyds TSB Registrars Office tower to form self-contained access at ground level with new glass entrance foyer, re-configuration of forecourt parking, introduction of hard and soft landscaping, recladding of ground and first floor recessed west façade and installation of new fenestration to ground level, east and west facade.

LOCATION : Lloyds Bank Plc The Causeway Worthing

DATE REGISTERED 17th December 2007

APPLICANT : Cantium (Durrington) Ltd and PAVF Second Nominees 10 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. 07019/P001 Rev. A, 07019/P002 Rev. A, 07019/P003 Rev. A, 07019/P004 Rev. A, 07019/P005, 07019/P006, 07019/P007, 07019/P008 and 07019/P009 Rev. A, 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 : 25th February 2008

Assistant Director (Planning Services)

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

2. The new vehicular crossovers from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building authorised by this permission is commenced.

   Thereafter, the said splay areas and sight lines 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.

3. Provision for car parking and turning shall be made within the site in accordance with the approved plans. Such provision shall thereafter be retained and shall be used only for the parking and turning of cars.

   Reason: To ensure that adequate provision is made for the parking and turning of vehicles clear of adjacent highways.

4. No construction work shall be carried out on the site unless and until there is available within the site, provision 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.

INFORMATIVES

1. The applicant is reminded that the necessary licenses and legal agreements should be obtained from the Highway Authority (West Sussex County Council), to include a Section 278 Agreement and a revision to the Traffic Regulation Order, prior to the commencement of works to the public highway (including the new crossovers and changes to the parking lay-bys).

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2. In arriving at a decision the Local Planning Authority considered that the proposed alterations would result in a substantial improvement to the appearance of the building and its relationship with the public realm, without resulting in any significant harm to highway safety or to the amenities of neighbouring properties.

3. 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
H18 - Amenity of Residents
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
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.