Worthing Borough Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: 10/0806/FULL

Mr Martin Helyer
Helyer Design Ltd
The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

Details of Development
CONSTRUCTION OF INTERNAL STAIRCASE FROM GROUND FLOOR TO FIRST FLOOR IN CONNECTION WITH CHANGE OF USE FROM CLASS A1 (SHOP) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES)

Location of Development
8 BATH PLACE WORTHING WEST SUSSEX BN11 3BA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 18th November 2010, as set out 10121/001A.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
25/04/2013

Worthing Borough Council

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SCHEDULE

Reasons for Refusal

01. The proposal would entail the loss of an A1 use to the detriment of the vitality and character of Bath Place and the town centre and plans to revitalize this area and it has not been demonstrated that the premises are no longer viable for such use or other alternative suitable commercial uses. As such it is contrary to Saved Worthing Local Plan S8 and Core Strategy Policy 6.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. including and marketing and alternative uses and assisting with finding alternative premises . Unfortunately, it has not been possible to resolve all those matters. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.