Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0301/FULL

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

JRA Design Ltd
F A O Knight
First Floor
77 Stour Street
Canterbury
Kent
CT1 2NR

PROPOSAL: Proposal to close off existing car park entrance fronting Upper Brighton Road and formation of fenced off garden patio area to front of existing pub restaurant, and new pedestrian entrance footpath to eastern boundary.

LOCATION : Downlands Hotel 123 Upper Brighton Road Worthing

DATE REGISTERED 18th March 2008

APPLICANT : Mitchells and Butlers

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 1099/SK10/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 : 19th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. This permission relates to the amended plans submitted on 16th May 2008 (Drawing No. 1099/SK10/A) and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

3. The closure of the existing vehicular access onto the A27 Upper Brighton Road by the erection of the in-filled section of dressed stone walling across this entrance, hereby permitted, shall be carried out before the patio garden and landscaping works indicated are commenced. Thereafter, the existing crossover between the boundary of the site and the adjoining carriageway (A27) shall be stopped up permanently and obliterated in accordance with details which shall first be agreed in writing with the Local Planning Authority, in consultation with the Highways Agency.

   Reason: In the interests of highway safety.

4. Before works commence, details and samples of the surface materials to be used for the construction of the outside patio areas and for the pedestrian entrance in the eastern boundary of the site, and those for the adapted dressed stone walls to the front and side boundaries adjacent to Upper Brighton Road and Sompting Road, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed in full in accordance with the agreed details.

   Reason: To safeguard the character and visual amenities of the area.

5. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of amenity and of the environment of the development.

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6. The existing hedge at the junction of the existing car park entrance onto Sompting Road shall be reduced in height to 0.6 metres along the edge of this entrance and for a distance of three metres to the south of this entrance. Thereafter, the hedge shall be maintained at this height, unless otherwise agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

2. 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

   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.