Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0624/FULL

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

Ms Philippa Douglas
53c New Church Road
Hove
East Sussex
BN3 4BA

PROPOSAL: Application for variation of condition 1 of Planning Permission WB/03/00325/FULL to increase the number of children accommodated in the day nursery from 29 to 32.

LOCATION : 12 Manor Road Worthing

DATE REGISTERED 23rd July 2008

APPLICANT : Ms Philippa Douglas

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site plan which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. No more than 32 children shall be accommodated in the day nursery at any one time.

   Reason: A larger number may give rise to unacceptable neighbour amenity, traffic and parking impacts and to ensure adequate outdoor space is available in accordance with saved Local Plan Policies SC8, H18 and TR9.

2. This permission is in addition to and does not substitute for permission WB/96/0581/FULL and the relevant conditions of that permission continue to apply.

   Reason: For the avoidance of doubt.

cont.....

Dated : 30th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

WB/08/0624/FULL

INFORMATIVES

1. The Committee considered that the nursery was well established and enjoys good accommodation and is in a sustainable location. Mindful of local concerns, it, nonetheless, noted the increase in child numbers was very modest and with the upgrades made would not materially harm neighbour amenity nor cause any unacceptable parking problems and adequate outdoor play space existed to meet standards. As such the proposal was acceptable.

2. The applicant's attention is drawn to the damaged wall adjacent to the vehicular entrance in Rowlands Road and the desirability of making good the damage in a visually acceptable manner consistent with the area's status as a Conservation Area and the period character of the building.

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

H18 - Amenity of Residents
RES7 - Control of Polluting Development
SC8 - Day Nurseries and Creches
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
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.