Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0678/FULL

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

Mrs L Mills
41 Willowhayne Avenue
East Preston
West Sussex
BN16 1PL

PROPOSAL: Single storey extension and conversion of workshop to provide extended gym facilities.

LOCATION : 98 Dominion Road Worthing

DATE REGISTERED 24th June 2008

APPLICANT : Ms K Harrold

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in 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 three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No windows or other openings (other than those shown on the plans hereby approved) shall be constructed in the east elevation of the extension hereby permitted without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of the adjoining property.

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Dated : 18th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The materials and finishes of the external walls of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

4. No development shall commence unless and until a travel plan has been submitted to and approved by the Local Planning Authority for the operation of the health and fitness centre. The aim of the travel plan shall be to minimise the numbers of private motor vehicle trips generated by staff and visitors to the premises and their harmful impacts on the immediate and wider environment and road network by an appropriate set of measures. Thereafter, the occupier and any successor to the business shall not operate other than in strict accordance with any such approved travel plan.

   Reason: The proposal entails the further loss of car parking and unless mitigated by measures to reduce parking pressure would unacceptably add to existing congestion and access problems in the vicinity of the premises.

5. No development shall commence unless and until a scheme of flood resilience measures has been submitted to and approved by the Local Planning Authority for the extension and the development shall not be built other than in strict accordance with any such measures. Thereafter, the measures shall be retained.

   Reason: The site is within a flood risk area and measures to protect the building are necessary

6. The approved use shall be as part of the health and fitness club only and shall not be used for any other purposes in Class D2 of the Use Classes Order without the express grant of planning permission.

   Reason: To ensure that an appropriate level of employment would be created from the use of the building and to avoid an over-intensive and uncontrolled use of the premises that may result in loss of amenity or increased highway dangers within the area.

7. Sound insulation shall be installed in the premises in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority, and shall be implemented prior to the building being brought into use as an extension to the health and fitness club.

   Reason: To protect the residential amenities of the area.

8. The premises, including the gymnasium extension hereby approved, shall not be open for trade or business except between 7.00 a.m. to 9.30 p.m. Mondays to Saturdays and 10.00 a.m. to 4.00 p.m. on Sundays or on Bank or Public Holidays.

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

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9. No music systems, radios, amplifiers or loudspeakers shall be installed/used in the extension to the gymnasium hereby approved except with the prior written approval of the Local Planning Authority.

Reason: In the interests of safeguarding residential amenity.

10. The development shall not be carried out other than with all reasonable measures taken to protect sensitive ground water from discharges and spills during both construction and the operation of the premises.

Reason : To protect sensitive ground water from pollution in accordance with the requirements of the Environment Agency.

11. Secure, covered cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority prior to the commencement of the works.

Reason: To encourage and provide for a non car mode of transport to and from the site.

12. 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. inclusive.

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

14. 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.

15. 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.

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INFORMATIVES

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
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA4 - Flooding and coastal defence

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.