Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0674/FULL

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

Mr Ian Woodward-Court
Plainview Planning Ltd
30 Worthing Road
Horsham
West Sussex RH12 1SL

PROPOSAL: Erection of a roof extension at first floor level, ground and first floor plant and a new rear entrance

LOCATION : United Reformed Church Shelley Road Worthing

DATE REGISTERED 5th August 2010

APPLICANT : Mr Sal Rassam

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:- 10.030/01; 10.030/02; 09.037/05/H (Proposed Site Plan 1:500 only); 09.037/05/J (Ground Floor Plan and Basement Plan only); 09.037/06/G; 09.037/07; 09.037/08/B.

   Reason: For the avoidance of doubt and in the interests of proper planning.

...cont.....

Dated : 22nd October 2010

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

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

3. No part of the permission hereby granted relates to the temporary portable building, or the land on which it sits, outlined in blue on the Proposed Site Plan Scale 1:500 shown on 09037/05/H.

   Reason: For the avoidance of doubt.

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

   Reason: In the interests of visual amenity.

5. Notwithstanding the details shown on the approved drawing 09.037/06/G, the rooflights hereby permitted shall constitute a conservation type rooflight, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

   Reason: To safeguard the visual integrity of the building in the interests of visual amenity.

6. Prior to the commencement of the development, an acoustic assessment of all the fixed plant and equipment the subject of this application shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the principles of BS4142:1997 and shall identify any mitigation measures so that the rating level emitted cumulatively by all fixed plant and equipment the subject of this application shall not exceed background noise levels at any time as determined at the façade of the nearest noise sensitive properties (in particular, but not exclusively, 7 Shelley Road). Thereafter the development shall be carried out in accordance with the approved acoustic assessment and within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the attenuation measures specified in the agreed scheme are effective and achieve the levels specified within the scheme. In the event that the specified noise levels have not been achieved, then notwithstanding the installation of the plant/equipment hereby approved a further scheme of attenuation works capable of achieving the levels as specified shall be installed within 3 months of the installation of the plant/equipment and thereafter retained.

   Reason: To safeguard the amenities of nearby residential occupiers and to comply with saved Policy RES7 of Worthing Local Plan.

7. The new door hereby permitted in the south elevation shall not constitute the primary or main entrance to the building by visiting members of the public.

   Reason: In order to safeguard the amenities of the nearest residential occupiers in Shelley Road.

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8. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

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

9. 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. on Monday to Friday (inclusive) and between 9.00 a.m. and 1.00 p.m. on Saturday.

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

INFORMATIVES

Reason for approval

1. The proposed operational development supports the provision of sustainably located, community infrastructure and assists in facilitating the re-use of an existing, vacant building in accordance with national planning policy and the objectives and policies contained within the Council's Submission Core Strategy. Notwithstanding the representations received, subject to the recommended safeguards the proposed development can take place without adversely affecting the living conditions of nearby residential occupiers, and without detracting from the integrity of design or the historic character of the existing building as a heritage asset. The proposed development does not therefore conflict with saved Worthing Local Plan policies RES7, BE1 and H18, Submission Core Strategy Strategic Objective 5 and policies 11, 12 and 16, or national planning policy contained within PPS:1, PPS:5 and PPG24.

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.