Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0038/FULL

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

Mr Michael Roberts
Phoenix Systems
Phoenix House
15-19 Norway Street
Portslade
East Sussex BN41 1GN

PROPOSAL: Installation of mezzanine floor to provide office, storage and rest room together with change of use of the ground floor to retail and storage and provision of new entrance doors to ground floor retail area.

LOCATION : Unit 11 Northbrook Business Park Northbrook Road Worthing

DATE REGISTERED 4th February 2008

APPLICANT : Mr Marc Rudd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 3644/AD13/D, 31275/03/F, D/4747/B, D/4747/A Rev. 5 and AC-103/1, which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed change of use to provide a new retail unit would result in the loss of employment floorspace, which is contrary to the aims of the saved West Sussex Structure Plan policy NE5 and the emerging LDF Core Strategy policy REGEN2, which seeks to safeguard employment land to ensure a range of locations, types and sizes of employment sites. Furthermore, the application does not provide any information on a sequential test to demonstrate that no suitable town centre, edge of centre or out of town centre sites could be found for this retail use, in line with Government guidance PPS6: Planning for Town Centres.

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Dated : 31st March 2008

Assistant Director (Planning Services)

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

2. The proposed retail unit would result in an increase in parking demand to the premises, which has not been addressed by the application and would set a precedent within the Business Park resulting in the intensification of parking demand in the surrounding area to the detriment of residential amenity.

3. The proposed alterations to the roller shutter are unacceptable being an incongruous feature which would be detrimental to the appearance of the building and the estate and would set an undesirable precedent for similar changes in the Business Park.

INFORMATIVES

This information is only intended as a summary of the reasons for refusal 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.