Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1001/FULL

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

Mr John Peall
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Kent
CT16 3HP

PROPOSAL: Retrospective application for change of use to non-residential institution (use class D1, private school)

LOCATION : Provident House 50 Grafton Road

DATE REGISTERED 9th November 2010

APPLICANT : Castle Homes Worthing

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 carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Un-numbered location plan and floorplan.

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

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Dated : 26th January 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The premises shall be used only for purposes (c) for the provision of education within Use Class D1 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and ancillary office use and shall not be used for any other purpose within the D1 use Class. For avoidance of doubt, this shall exclude any nursery or creche.

   Reason: Because changes of use permitted by the Town and Country Planning (General Permitted Development) Order 1995 may give rise to unacceptable neighbour amenity or traffic impacts in accordance with saved Worthing Local Plan Policies H18, TR9 and RES7.

3. The premises shall not be used for education purposes except between the hours of 8am and 6pm Mondays to Fridays and 9am to 1pm on Saturdays and shall be closed on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Worthing Local Plan Policies H18 and RES7 and BE1.

4. A scheme to provide landscaped boundary to screen the rear garden where it abuts the garden of the alms houses shall be submitted to the Local Planning Authority by 31st of July 2011 and implemented by 31st January 2012 and shall be retained thereafter.

   Reason: To protect the living conditions of the occupiers of the almshouses from noise, disturbance and overlooking from use of the rear garden by students in accordance with saved Worthing Local Plan Policy H18.

INFORMATIVES

Reason for approval

1. This application has been decided in compliance with S.38 of the Planning and Compulsory Purchase Act 2004 (As Amended) which requires the application to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

   The relevant Development Plan policies are:

   Worthing Local Plan Policies

   BE1 - Design Quality
   H18 - Amenity of Residents
   RES7 - Control of Polluting Development
   TR9 - Parking Requirements for Development

   Submitted Core Strategy Policies 4 and 11

   The relevant material considerations include the following;

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WB/10/1001/FULL

Planning Policy Statement 1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPS5: Protecting the Historical Environment
PPG13:Transport

The planning history

and all representations and consultation responses received.

In reaching its decision the Council finds that the premises do not have an established history of office use and only limited attractiveness for such uses. The proposal provides a valuable community use and contributes to the local economy and social wellbeing. It would help secure a positive use for this important building to the benefit of the town's heritage and Conservation Area future. No significant harm to neighbour amenity would arise with restrictions on the hours of use and no external physical works are proposed. Parking and access are satisfactory. As such the proposal is acceptable.

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.