Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0733/FULL

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

Mrs Liz Mills
Caldotec Limited
41 Willowhayne Avenue
East Preston
West Sussex BN16 1PL

PROPOSAL: Change of use from Use Class A1 (retail) to Use Class A2 (financial and professional services) together with a new two storey extension and roof lights, installation of a new shop front and replacement first floor windows to front of property. (Revision to application WB/08/0414/FULL).

LOCATION : 63 Brighton Road Worthing

DATE REGISTERED 23rd July 2008

APPLICANT : Mr & Mrs Hare Parker

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 7155 01 Revision 7 dated 3rd July 2008 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.

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Dated : 1st September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Before works commence, a schedule of the type and colour of the external materials and finishes to be used for the extension, hereby permitted, and those for the north elevation of 63 Brighton Road, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed fully in accordance with the agreed details.

   Reason: To safeguard the amenities of the adjoining property to the north of the site, No. 2 Warwick Place, and in the interests of visual amenity to the Steyne Gardens Conservation Area in which the site is situated.

3. The proposed replacement shop front and windows to the front elevation of the building shall be constructed and installed in accordance with the schedule of materials and finishes indicated on the submitted plan (Drawing No. 7155 01 Revision 7 dated 3rd July 2008), hereby permitted, and in no other manner, unless otherwise agreed in writing with the Local Planning Authority.

   Reason: To safeguard the historic and architectural character and appearance of the building, the group of buildings of which it forms part (including Nos. 3 to 18 Warwick Place, which are Grade II listed) and the Steyne Gardens Conservation Area in which the site is situated.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on 01903 221348 who is the Case Officer for this application.

2. The applicant is advised that in Part A of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), Class A2 is defined as follows:

   Class A2 Financial and professional services.

   Use for the provision of :-

   (a) financial services, or

   (b) professional services (other than health or medical services), or

   (c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area,

   where the services are provided principally to visiting members of the public.

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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

BE1 - Design Quality

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV4 - Travel needs and choices

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.