Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Simon Brett
Brett Incorporated Limited
Hamble House
Meadrow
Godalming
GU7 3HJ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: 10/1115/FULL

Details of Development
RETENTION AND COMPLETION OF RE-BUILT TWO STOREY BUILDING FRONTING ANN STREET. RETENTION OF RENDERING ON REAR OF BUILDING FRONTING WARWICK STREET.

Location of Development
43 WARWICK STREET WORTHING WEST SUSSEX BN11 3DQ

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th April 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
02/12/2013

Worthing Borough Council

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SCHEDULE

Reasons for Granting Permission

01. The development that has taken place has not detracted from the character or appearance of the South Street Conservation. The flat that has been created is not self-contained from the restaurant on the ground-floor of the building, but provides a satisfactory standard of accommodation for live-in staff. It has not resulted in unacceptable detriment to the amenities of neighbouring properties. It does not therefore conflict with the 'saved' policies of the Worthing Local Plan (RES7, H16, H18, TR9) or the policies of the Worthing Core Strategy (Policy 7, 8, 16).

Conditions

01. The development hereby permitted relates to the following approved plans:-

    Drawing No: 1497.8/01 REV A Received: 14.04.2011
    West Elevation of Rear Buildings to 43 Warwick Street Received: 14.04.2011
    Drawing No: 2007/13/300 REV A Received: 22.08.2011

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

02. The flat dwelling hereby permitted shall be occupied solely by staff (and any dependent thereof) employed at the restaurant on the ground-floor of 43 Warwick Street.

    Reason: *The access to the dwelling is shared with the ground-floor use of the premises.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern prior to submission of the application and negotiating, with the Applicant, acceptable amendments to the development to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.