Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1455/FULL

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

Helyer Design Attn. Mr T Davies
2 Queen Street
Emsworth
Hampshire
PO10 7BL

PROPOSAL: Alterations and installation of a new shop front

LOCATION : 170B Tarring Road Worthing

DATE REGISTERED 28th November 2007

APPLICANT : Secure Site UK Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07129/01 and 07129/02, 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.

2. The external materials and finishes to be used for the new shop front and front entrance shall match those of the existing building.

   The works shall not commence unless and until details and samples of the external materials and finishes to be used for the construction of the proposed replacement shop front and ramped access have been 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: In the interests of visual amenity.

Cont.....

Dated : 21st January 2008

Assistant Director (Planning Services)

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or as subsequently amended, the premises to which the application relates shall be used for storage and distribution, with ancillary showroom, office, kitchen and toilets, within Class B8 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), as shown on the submitted plan, and for no other purpose except with the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the amenities of the occupiers of nearby and adjacent residential properties, and to safeguard the predominantly residential character and appearance of the area.

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 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
   DEV1 - High Quality Development

   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.