Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1010/FULL

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

Mr R Maile
Richard J Maile BSc FRICS
72 Portland Road
Worthing
West Sussex BN11 1QG

PROPOSAL: Use of rear workshop for MOT testing; blocking up of doors in west side and formation of new opening with roller shutter door in east elevation of workshop building.

LOCATION : 3 Littlehampton Road Worthing

DATE REGISTERED 10th November 2010

APPLICANT : Mr M Gale

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 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 : 28th February 2011

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

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

2. 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:-

   Site location plan and block plan (deposited 10 November 2010) and ground floor plan (deposited 31 January 2011).

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

3. The use of the workshop building for MOT tests hereby permitted shall be operated solely incidental to the use of 3 Littlehampton Road for car servicing and repairs (with ancillary car sales) and shall not be used as a separate business at any time.

   Reason: In the interests of highway safety and to safeguard residential amenity having regard to saved Local Plan Policies TR9 and H18.

4. The premises shall not be open for trade or business except between the hours of 08.30 and 18.00 Mondays to Fridays and 08.30 and 13.00 on Saturdays and shall be closed on Sundays and on Bank or Public Holidays.

   Reason: In the interests of amenity and to comply with saved Policies RES7 and H18 of the Worthing Local Plan.

5. No MOT testing or any other working associated with the approved use shall take place other than wholly within the workshop building and with the (roller shutter) door(s) closed.

   Reason: To safeguard the amenities of neighbouring residents and to comply with saved Worthing Local Plan Policies RES7 and H18.

6. The use hereby permitted shall not be carried on unless and until the existing opening in the western elevation of the building has been blocked-up using materials and external finishes to match the existing building and the new opening formed in the eastern end of the building and a roller shutter door installed, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual and residential amenity and to comply with saved Local Plan Policies BE1 and H18.

7. The use hereby permitted shall not be carried on unless and until a means of ventilation for the extraction and ventilation and disposal of emission fumes (including details of the fans, ducting and a method of noise abatement) has been submitted to and approved in writing by the Local Planning Authority. The equipment so approved shall be installed before the use hereby permitted begins and shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

   Reason: To safeguard the amenities of neighbouring residents and to comply with saved Worthing Local Plan Policies RES7 and H18.

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INFORMATIVES

1. The proposed development is within the built-up area and would help support an existing local business without detracting from the local urban environment. Subject to the recommended safeguards, it can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved Policies TR9, BE1, H18 and RES7 of the Worthing Local Plan, the South East Plan Policies CC1, CC6, RE3, T4, NRM10 and BE1 and the submission Core Strategy Policies 3, 4 and 16.

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.