Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0277/FULL

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

Mr David Jones
279 Botley Road
Burridge
Southampton
Hants
SO31 1BS

PROPOSAL: Proposed two storey side extension to existing nursery school.

LOCATION : Maple Lodge Day Nursery 21 St Botolph's Road Worthing

DATE REGISTERED 12th March 2008

APPLICANT : Mr Andrew Andrews

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. W01/08, W02/08 and W03/08 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 development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

   Reason: In the interests of visual amenity.

Cont.....

Dated : 6th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The development shall not commence unless and until details of the south elevation and bay of the extensions hereby permitted have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in full accordance with any such approval.

   Reason: The south elevation is somewhat bland and would benefit from further articulation and the proportions of the bay are unsatisfactory. Further refinement is necessary to achieve the required design standard.

4. No more than 65 child spaces shall be provided in the premises as a whole at any one time.

   Reason: In the interests of neighbour amenity and to ensure adequate open space for children.

5. The extension hereby approved shall not be occupied unless and until a scheme for the blocking off of the existing crossover in Rugby Road and appropriate reinstatement of the highway has been submitted to and approved by the Local Planning Authority and implemented to its satisfaction.

   Reason: In the interests of highway safety and visual amenity.

6. The nursery shall not be open for trade or business except between the hours of 8 am to 6 pm Monday to Friday and shall be closed at all other times including public holidays.

   Reason: To safeguard neighbour amenity.

7. If during the course of the implementation of this approval, visible contaminated or odorous material is found to be present at the site,

   a) This shall be investigated by the developer at the earliest opportunity;

   b) The Local Planning Authority shall be informed by the developer of the nature and degree of the contamination present;

   c) A method statement shall be prepared by the developer detailing how the suspected contamination shall be dealt with and submitted to the Local Planning Authority;

   d) Construction works shall cease until such time as the method statement has been approved by the Local Planning Authority and the construction works shall not proceed other than in full accordance with any such approval.

   Reason: The site may contain contaminated material and suitable remedial measures are required to mitigate any such danger to health.

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INFORMATIVES

1. 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

H18 - Amenity of Residents
RES7 - Control of Polluting Development
SC8 - Day Nurseries and Creches
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.

2. This revised proposal has positively addressed the reasons for the previous refusal. The principle is acceptable in this sustainable location, there is adequate outdoor amenity space and no harm to residential amenity. Parking is acceptable. Finally, the design and scale of the extension would be in sympathy with the existing building subject to design improvements to the south elevation.