Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0189/FULL

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

Mr John Wright
Greytiles
Upper West Lane
Lancing
West Sussex
BN15 0EX

PROPOSAL: Single storey extension and covered area to rear of existing day nursery.

LOCATION : The Nook Nursery 10 The Glen Worthing

DATE REGISTERED 14th April 2009

APPLICANT : Mrs S Liley

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 097/09/JW and un-numbered existing elevations 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match those on the existing building.

   Reason: In the interests of visual amenity.

[redacted]

Dated : 1st June 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The nursery shall not operate except between the hours of 9.30 am and 4.30pm Mondays to Fridays and shall not accommodate more than 16 children at any one time.

   Reason: For avoidance of doubt and to safeguard the amenities of the occupiers of neighbouring properties.

4. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

   Reason: As a precautionary measure, to prevent danger to human health and pollution of ground waters from disturbance to any contamination of the site by the proposed works in accordance with PPS23 : Planning and Pollution Control ;Worthing Local Plan Policy RES7.

INFORMATIVES

1. Whilst located in a quiet suburban residential area, the nursery is well established and a relatively low key business. Although utilitarian in design, the proposal is modest in scale and well separated and screened from neighbours and the street and would not result in any significant intensification of use likely to cause significant harm. No additional numbers of children .nor longer trading hours are sought. Notwithstanding local residents' concerns, the proposal is acceptable, subject to suitable safeguarding conditions.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   H18 - Amenity of Residents
   SC8 - Day Nurseries and Creches
   TR9 - Parking Requirements for 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.