Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0388/FULL

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

Mr M J O'Brien
61 Church Road
Worthing
West Sussex
BN13

PROPOSAL: Retention of front ground floor premises in commercial use limited to offices (A2 and B1) use and consulting rooms (D1(a)) use or similar and conversion of rear premises to live/work together with associated alterations including new shop front and single storey rear extension.

LOCATION : 92 Newland Road Worthing

DATE REGISTERED 9th April 2008

APPLICANT : Direct Blinds

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. NRB/1, NRL/1, 02-07-08 : ANREL/4A and 02-07-08 : ANRPL/4A 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 : 22nd September 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No part of the live/work unit hereby approved shall be used as living accommodation other than the live area (bedroom/living–dining/kitchen/shower) as designated on the approved drawings and no part of this accommodation shall be used independently of the work area (live/work studios/sanitary area) as designated on the approved drawings. The live/work area shall not be used for any business use other than fully within use Class B1 and shall not be occupied unless and until the connecting doorway between the accommodation area and the studio as designated in the approved drawings has been provided and this shall be retained thereafter and shall not be blocked up.

   Reason: To retain the business element of the live work unit in the interest of the local economy and character of the area and to ensure a compatible mix of land uses.

3. No part of the live work unit hereby approved shall be occupied unless and until details of the following have been submitted to and approved by the Local Planning Authority and implemented in accordance with any such approval:

   a) Obscure glazing of the two windows in the east elevation of the bedroom and living/dining area as designated on the approved drawings. These windows shall be fixed shut.
   b) Rooflight to serve the bedroom and window and ventilation slot on the south facing gable to serve the living/dining area as designated on the approved drawings.

   All approved measures shall be retained thereafter.

   Reason: To safeguard the amenities of the adjacent residential occupiers and to ensure acceptable living conditions for future occupiers of the live/work unit.

4. Notwithstanding the General Permitted Development Order 1995 as Amended and Uses Classes Order 1987 as Amended (Town and Country Planning Act 1990 As Amended), the front business premises shall not be used for any use other than offices in connection with Use Class B1 or A2, or, Class D1 (a) consulting rooms. For avoidance of doubt, the premises shall not be used as a betting office or shop.

   Reason: To retain a suitable employment use in the interest of the local economy and character of the area and to ensure a compatible mix of land uses.

5. The development shall not commence unless and until details of the new shopfront and treatment of the forecourt have been submitted to and approved by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.

   Reason: In the interest of visual amenity, flood proofing and disabled access.

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6. The materials and finishes of the external walls and roof of the works hereby permitted shall match those on the existing building except as approved otherwise in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

7. The premises shall not be open for trade or business except between the hours of 8am and 6.30pm Mondays to Saturdays and 9am to 3pm on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

8. The development shall not be occupied unless and until the refuse, recycling and cycle parking facilities shown on the approved drawings have been provided and they shall be retained thereafter.

   Reason: In the interest of reducing reliance on the car, visual and neighbour amenity, minimising landfill and combating climate change and hygiene.

9. The development shall not be occupied unless and until a scheme for flood proofing the premises has been submitted to and approved by the Local Planning Authority and the development shall not be built other than in accordance with any such approval and they shall be retained thereafter.

   Reason: The premises are sited in a Flood Risk area.

INFORMATIVES

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
H13 - Conversion to Flats and HMOs
H18 - Amenity of Residents
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

Cont.....

WB/08/0752/FULL

ERA1 - Making the best use of land
ERA4 - Flooding and coastal defence
LOC1 - Locational strategy
NE1 - Level of residential and employment development
NE5 - Employment provision

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.