Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0965/FULL

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

Mr A J Salter
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PROPOSAL: Change of use of ground floor to Class A1/A3 use (retail and restaurant use), with extractor vent to west and south elevations of rear part of building.

LOCATION : Shop 27 Rowlands Road Worthing

DATE REGISTERED 17th August 2007

APPLICANT : M Hatami-pour Esq

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 2007:ID 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 : 8th October 2007

Assistant Director (Planning Services)

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

2. The use hereby permitted shall not be carried on unless and until details of the scheme for ventilation and the extraction and disposal of cooking odours shown on the approved drawings has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details.

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

3. The premises shall not be open for trade or business except between the hours of 9.00 am to Midnight, Mondays to Sunday.

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

4. 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.

5. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

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

6. Prior to the commencement of the use hereby approved, refuse provision/bin stores shall be provided for the premises in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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WB/07/0965/FULL

Adopted Worthing Local Plan 2003

H18 - Amenity of Residents
RES7 - Control of Polluting Development
S11 - Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking 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.