Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0832/FULL

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

NOP Ltd
Unit 2A
118 Stanstead Road
Forest Hill
London
SE23 1BX

PROPOSAL: Change of use from Class A2 (Financial and Professional Services) to Use Class A3 (Restaurant and Cafes) with ancillary staff accommodation on second and third floors and flue to rear of property.

LOCATION : 31 South Street Worthing

DATE REGISTERED 12th July 2007

APPLICANT : Regalia Properties Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 101 and 102, 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 : 3rd September 2007

Assistant Director (Planning Services)

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

2. The premises shall not be open for trade or business except between the hours of 8am and midnight Mondays to Thursdays and 8am to 1am the following day on Fridays, Saturdays, Sundays and Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of residential properties in the neighbourhood.

3. Prior to the commencement of the approved use, refuse storage shall be provided for the approved use 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.

4. The flat hereby approved shall not be occupied by any person other than staff employed by the A3 use hereby approved on the premises.

   Reason: The flat is unsuitable for independent residential occupation due to proximity of the restaurant and lack of suitable independent access.

5. The staff flat hereby approved shall not be occupied unless and until sound insulation has been provided between the flat and the A3 use in accordance with a scheme submitted to and approved by the Local Planning Authority.

   Reason: To safeguard the amenity of the staff flat.

6. Notwithstanding the approved drawings, the use hereby permitted shall not be carried on unless and until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

7. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

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

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/07/0832/FULL

Adopted Worthing Local Plan 2003

B10 - Loss of Employment Floorspace
BE1 - Design Quality
BE2 - Materials and Detailing
BE21 - Development in a Conservation Area
BE28 - Protection of Local Interest Buildings
H1 - Overall Housing Provision
H2 - Housing Mix and Density
H9 - Unidentified Sites
H18 - Amenity of Residents
TR8 - Special Access Requirements

Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
ERA1 - Making the best use of land
NE1 - Level of residential and employment development
NE2 - Housing 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.