Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/1090/FULL

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

Mr C Lott
Ryebrook Studios
Woodcote Side
Epsom
Surrey
KT18 7HD

PROPOSAL: Change of use from office (class B1) to Dentist Surgery (class D1).

LOCATION : 23 Farncombe Road Worthing

DATE REGISTERED 24th December 2009

APPLICANT : Dr (Mrs) Anu Kunjur

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 5021 PO01, 2 and 3A 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 five years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The proposed use shall not commence unless and until the parking spaces shown on the approved plans have been provided and these shall be retained thereafter.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway.

Dated : 18th February 2010

[redacted]
Regeneration and Wellbeing

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

3. The hard landscaping scheme shown on the approved drawings shall be implemented prior to commencement of the proposed use and the soft landscaping scheme shown on the approved drawings shall be implemented within the first planting season subsequent to first occupation and shall be retained thereafter.

   Reason: To ensure a satisfactory appearance and to promote bio diversity.

4. The use shall not commence unless and until the surface water drainage scheme as shown on the approved drawings has been implemented.

   Reason: To ensure satisfactory drainage.

5. The use shall not commence unless and until the refuse storage facilities as shown on the approved drawings have been provided.

   Reason: To ensure satisfactory refuse facilities in the interest of amenity and hygiene

6. The use shall not commence unless and until cycle storage facilities have been provided in accordance with plans to be submitted to and approved by the Local Planning Authority and retained thereafter.

   Reason: To ensure satisfactory cycle facilities to discourage unnecessary car travel.

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

   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 saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 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

Cont.....

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South East Plan 2009

RE3 - Employment of Land Provision
SCT1 - Core Strategy
SCT2 - Enabling Economic Regeneration
SCT3 - Management of Existing Employment Sites and Premises
SCT5 - Housing Distribution

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.