Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0165/FULL

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

Mr Rakesh Patel
Hunter Patel Creative Group
Station Road
Lichfield
Staffordshire
WS13 6HX

PROPOSAL: Erection of single storey covered Pergola structure at rear for alfresco dining, drinking and smoking and replacement of existing timber boundary fence with solid wall.

LOCATION : Que Pasa 56 Chapel Road

DATE REGISTERED 20th March 2008

APPLICANT : Mr Graham Noakes

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 02 Rev. C and 03 Rev. B 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.

Cont.....

Dated : 12th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. No access to the rear yard by patrons shall be allowed unless and until the acoustic internal lobby as shown on the approved drawings has been built in accordance with the approved plans and replacement external wall to the rear yard built in accordance with details to be submitted to and approved by the Local Planning Authority prior to the commencement of such works. Thereafter these works and the management measures described in the approved drawings and Design and Access Statement shall be retained.

   Reason: To minimise noise escape and allied disturbance to the adjacent Connaught Theatre and other neighbouring sensitive occupiers.

3. Notwithstanding the submitted plans, the development shall not commence unless and until details of the appearance of the proposed new rear brick wall and finish and colour of have been submitted to and approved in writing 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 of the Conservation 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
H18 - Amenity of Residents
RES7 - Control of Polluting Development
S10 - Ground Floor Uses, Secondary Area, Central Shopping Area

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development
DEV4 - Travel needs and choices
NE12 - Leisure, cultural and tourism facilities
NE14 - Walking, cycling and mobility

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.