Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1181/FULL

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

George Mah Consulting
9 Ivy Arch Road
Worthing
West Sussex
BN14 8BX

PROPOSAL: Change of use of ground floor to Class A3 (restaurant) including installation of extractor duct/fan on rear elevation and alterations to front entrance.

LOCATION : 55 - 59 Portland Road Worthing Central

DATE REGISTERED 27th November 2007

APPLICANT : Mrs M Winton

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. LP/01, BP/01, SE/01, WE/01, PP/01 and submitted details of extract equipment, 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.

2. The premises shall not be open for trade or business except between the hours of 8am and Midnight.

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

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Dated : 21st January 2008

Assistant Director (Planning Services)

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

3. No takeaways or deliveries shall be shall be undertaken from the premises.

   Reason: To prevent disturbance to neighbours.

4. Before any plant or machinery is used on the premises, it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of the dwellings.

5. Before the restaurant use commences refuse storage shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the appearance of the development and the amenities of the area.

6. No refuse or recycling shall be removed from the building between the hours of 9pm and 8am the following morning.

   Reason: To prevent noise disturbance to residential neighbours.

INFORMATIVES

1. The threshold step to be removed may be on Highway land. A formal highway boundary search should be undertaken before any works commence. West Sussex County Council's Local Area Engineer can be contacted on (01243) 642105.

2. 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
   S10 - Ground Floor Uses, Secondary Area, Central Shopping Area
   TR9 - Parking Requirements for Development

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   DEV1 - High Quality Development
   DEV5 - Parking Provision
   LOC1 - Locational strategy
   NE10 - Retail Development

Cont.....

WB/07/1181/FULL

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.