Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0505/FULL

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

Mr A W Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

PROPOSAL: Change of use from Post Office to Fish and Chip shop (Take-away). Block up window (second floor rear) and installation of extraction flue on rear elevation.

LOCATION : 2 Strand Parade Worthing

DATE REGISTERED 18th June 2008

APPLICANT : Mr N Tawil

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Location plan, block plan, Drawing No. 08/431/01 and letter dated 17th June 2008 from Sussex Catering Equipment Services Ltd. 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 : 11th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. 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 include noise emissions and associated attenuation measures) to be submitted to and approved in writing by the Local Planning Authority.

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

4. 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 the upper floor residential accommodation.

5. Prior to the use hereby permitted being commenced, provision shall be made on the site for the collection and/or re-cycling of waste/refuse arising from the use. Such provision shall be in accordance with details to be submitted to and agreed in writing with the Local Planning Authority and shall thereafter be permanently retained.

   Reason: In the interests of the environment and to safeguard the amenities of the area.

6. The blocking up of the existing windows in the rear elevation of the building shall be carried out using materials and external finishes to match those of the existing adjacent walls.

   Reason: in the interests of visual amenity.

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
S11 - Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
LOC1 - Locational strategy
NE13 - Transport
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.