Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0877/FULL

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

Mrs D Moore
81 Findon Road
Worthing
West Sussex
BN14 0BB

PROPOSAL: Change of use of ground floor from Class A1 retail to Class A3 restaurant with no primary cooking facilities.

LOCATION : 194 Findon Road Worthing

DATE REGISTERED 21st August 2008

APPLICANT : Mrs D Moore

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans 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.....

[redacted]

Dated : 21st October 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The retail and coffee shop uses shall be restricted to the areas indicated on the revised submitted plan, received on 15th October 2008, hereby approved only which are shown hatched, and those areas shall not be changed, moved or extended without the grant of planning permission by the Local Planning Authority in an application on that behalf.

   Reason: To retain and to not detract from, the predominantly retail character, function and vitality of Kings Parade, Findon Road, as the Findon Valley Neighbourhood Shopping Centre under saved Policy S11 of the Worthing Local Plan 2003.

3. The use, hereby permitted shall operate between the hours of 0730 to 1800 hours on Mondays to Saturdays only.

   Reason: To protect the amenities of the occupiers of adjacent and nearby residential properties.

4. No external extraction or ventilation system shall be installed or used on the premises unless granted planning permission by the Local Planning Authority in an application on that behalf.

   Reason: In the interests of visual amenity and to protect the amenities of the occupiers of adjacent and nearby residential properties.

5. The parking area at the rear shall be retained for parking only as shown on the submitted plan.

   Reason: In the interests of highway safety, convenience and 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

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices

Cont.....

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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.