Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0646/FULL

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

Mr Michael Sellen
16 Acacia Avenue
Worthing
West Sussex
BN13 2HP

PROPOSAL: Application to extend temporary planning permission for the continued use of domestic garage as a commercial kitchen for a further six months (Resubmission of WB/07/0357/FULL).

LOCATION : 16 Acacia Avenue Worthing

DATE REGISTERED 4th July 2008

APPLICANT : Mr Michael Sellen

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Internal garage and kitchen layout drawing and covering letters dated 16th March 2007 from M Sellen and W Green and dated 13th March 2007 from Erica Sheward, Global Food Standards Ltd. deposited on 19th March 2007, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The use hereby permitted shall be discontinued on or before the 31st December 2008.

   Reason: To allow the Local Planning Authority to assess the impact of the use on the locality.

cont.....

Dated : 29th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The permission relating to the garage premises shall be personal to the applicants Wendi Green and Michael Sellen during their ownership and occupation of No. 16 Acacia Avenue and at no time shall the garage be used for the approved purposes without the applicants being in sole residence in the dwelling house.

   Reason: Separate use of the garage premises by others may detract from the residential amenities of the occupiers of the existing dwelling No. 16 Acacia Avenue, would reduce the on-site parking availability and lead to conflict of activities.

3. No refrigerated vehicles shall be parked on the driveway to the property with refrigeration units operating except between the hours of 10.00 am to 5.00 pm Monday to Friday and at no time at weekends or on Bank Holidays.

   Reason: To protect the residential amenities of neighbouring properties from noise and disturbance.

4. No deliveries or collections shall be made at the premises outside the hours of 7.00 am to 6.00 pm Mondays to Fridays. No deliveries shall take place on Saturdays, Sundays or Bank Holidays. No more than two deliveries shall be made on any one day.

   Reason: To protect the residential amenities of the area.

5. At no time shall food be cooked within the garage premises.

   Reason: To protect the residential amenities of neighbouring properties from smells and nuisance.

6. No employees shall work in the garage premises except between the hours of 7.00am and 4.00pm Mondays to Fridays excluding Saturdays, Sundays and Bank Holidays.

   Reason: To protect the residential amenities of neighbouring properties.

7. No burning of packaging or waste associated with the business shall take place on the property.

   Reason: To protect the residential amenities of neighbouring properties.

8. At no time shall more than four persons, including the two named applicants, work at the premises in relation to the approved use.

   Reason: A more intensive operation with more external staff arriving at or leaving the premises is likely to adversely impact on the residential amenities of the area.

cont.....

9. The approved use shall only occur within the garage premises with the garage doors closed.

Reason: To protect the residential amenities of the area from the noise and visual impacts of the food preparation activities.

INFORMATIVE

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 2003

B14 - Business Uses outside the Town Centre
BE1 - Design Quality
BE16 - Landscaping
H18 - Amenity of Residents
RES7 - Control of Polluting Development
TR13 - Vehicular Access Requirements

Saved West Sussex Structure Plan 2001 – 2016

DEV1 - High Quality Development

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.