Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0007/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010

Mr C Graham
Hann Graham
71 High Street
Berkhamsted
Herts HP4 2DE

PROPOSAL: Change of use from a vacant cafe (class A3) to dental practice (class D1).

LOCATION : 13 Broadwater Boulevard Worthing

DATE REGISTERED 26th January 2011

APPLICANT : Dr F Tahir

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

2. A window display shall be provided at all times in the shop window fronting Broadwater Boulevard and the shop window shall not be blanked off or otherwise obscured.

   Reason: To safeguard the interest of the core shopping area of the District Centre in accordance with saved Worthing Local Plan Policy S11 and submission Core Strategy Policy 6.

Dated : 16th March 2011

[redacted]

Executive Head of Planning,
Regeneration and Wellbeing

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

3. The premises shall be used only as dental practice and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

   Reason: Other uses within this Use Class may give rise to highway safety concerns and/or result in a loss of amenity for nearby residents.

4. The premises shall not be open for business except between 0800 and 2000 hours on Monday to Friday, and between 0800 and 1800 hours on Saturday, and not at all on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with saved Local Plan Policy RES7.

5. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Site location plan, existing and proposed floor plans deposited 26th January 2011.

   Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. Reason for approval

   The proposed use would not unacceptably detract from the vitality and viability of the District Shopping Centre and subject to the recommended safeguard on hours of use would not detract from the amenities of neighbouring residential occupiers. It would therefore not conflict with saved Policy S11 of the Worthing Local Plan (2003) and submission Core Strategy Policy 6.

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.