Worthing
BOROUGH COUNCIL

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/10/0573/FULL

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

Miss A Regnante
Regnante School Of Performing Arts
18 Seaview Court
Bath Road
Worthing
West Sussex
BN11 3PE

PROPOSAL: Change of use of premises to class D2, for use as a performing arts centre.

LOCATION : 291 Tarring Road Worthing

DATE REGISTERED 16th July 2010

APPLICANT : Miss A Regnante

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the site location plan, block plan 1:500 and roof plan and Existing and proposed floor plans 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 permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 March 2012.

   Reason: To enable the Local Planning Authority to review the special circumstances under which this permission is granted and to comply with saved policy H18 of the Worthing Local Plan.

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Dated : 24th September 2010

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The use hereby permitted shall not commence or be carried on unless and until the premises have been sound insulated with secondary glazing, or such other sound attenuation measures, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with saved policy H18 of the Worthing Local Plan.

3. The use shall not take place other than between the hours of 9.00 and 21.00 Monday to Wednesday (inclusive), 9.00 and 22.00 Thursday and Friday (inclusive), 9.00 and 18.00 on Saturdays and 9.00 and 19.00 on Sundays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with saved policy H18 of the Worthing Local Plan.

4. This permission shall inure for the benefit of Miss Amelia Regnante and the Regnante School of Performing Arts and Anyone4Theatre? only in both its implementation and the use of the premises thereafter and shall not inure for the benefit of the land.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties as use by a different operator or organisation may be more intensive and would likely have a greater impact on residential amenity.

5. Secure, cycle parking shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the local planning authority prior to the commencement of the works. Such agreed facilities shall be provided on the site prior to the use hereby permitted commencing and shall thereafter be retained for such purposes.

   Reason: To encourage and provide for a non car mode of transport to and from the site in accordance with PPG13.

6. No use of the car park by motor vehicles shall take place after 21.00 hours on any day.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with saved policy H18 of the Worthing Local Plan.

7. The windows in the north elevation shall remain closed at all times when the use hereby permitted is carried on and a scheme of alternative ventilation (including details of noise attenuation) shall be submitted to and approved in writing by the local planning authority and the agreed scheme implemented prior to first commencement of the use hereby permitted.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with saved Local Plan policy H18.

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WB/10/0573/FULL

INFORMATIVES

Reasons for approval

1. The proposal would make use of an existing vacant building and would provide a fledgling local business with its own premises in a highly sustainable location, providing a cultural focus for young people in a safe environment. The applicant has sought to address the grounds for refusing the previous application WB/09/0905/FULL. However, it is not possible to be wholly certain of the effect the proposed use as a performing arts centre would have on the living conditions of the occupiers of the nearest properties. The comments raised by the third parties have been carefully considered and taken into consideration. However, in the circumstances, it is considered a temporary consent for 18 months made personal to the applicant would allow for a trial period for the impact on the amenities of the adjoining residential occupiers to be assessed, in addition to specific measures to address the potential disturbing effects of noise associated with the use of the building and activity in the car park. On this basis it is considered the proposed development would not conflict with saved Local Plan policies BE1, H18, RES7 and TR9, or Submission Core Strategy policies 3, 4 and 11, or national planning policy contained in PPS:4 and PPG13.

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.