Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops or Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and for building or other operations for the provision of facilities for ventilation, extraction and the storage of rubbish.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class C

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	20
Suffix	
Property name	
Address line 1	North Road
Address line 2	
Address line 3	
Town/city	Lancing
Postcode	BN15 9AE

Description of site location must be completed if postcode is not known:

Easting (x)	518248
Northing (y)	104455

Description

2. Applicant Details

Title	Mr
First name	Syrous
Surname	Amirpashaie
Company name	Syrus properties Ltd
Address line 1	14 Crosslands
Address line 2	

2. Applicant Details

Address line 3	
Town/city	Chertsey
Country	
Postcode	KT16 9QY

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	matthew
Surname	naish
Company name	deadspace designs
Address line 1	19 Valencia Road
Address line 2	
Address line 3	
Town/city	Worthing
Country	United Kingdom
Postcode	BN11 4QD
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Will the total combined floor space in the building (previously and in this proposal) changed under this permitted development right exceed 150 square metres? ○ Yes ◉ No

Is any part of the land, site or building: ○ Yes ◉ No
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one);
- a listed building (or within the curtilage of a listed building);

5. Description of Proposed Works and Impacts

Please describe the proposed development:

5. Description of Proposed Works and Impacts

Change of use from A1 retail to A3 restaurant/cafe use

Are there any associated building works or other operations required to make this change? (Yes / No)
Note that such works are restricted to provision of following facilities in regard to the new use:
- Ventilation and extraction (including provision of an external flue)
- The storage of rubbish

If yes, please provide details of the siting, design and external appearance of the building in regard to these building works or other operations:

No external changes apart from installation of ventilation/extraction ducting. Such ducting to be of similar design to adjoining buildings and painted to blend with the colour of the brickwork where reqd. Positioning as marked on plans supplied.

Please provide details of any noise impacts and how these will be mitigated:

No impact from general usage. Extract system to rear of property as per adjoining properties which already have similar systems in place.

Please provide details of any odour impacts and how these will be mitigated:

Extraction to outside air via approved extraction system (specification supplied separately)

Please provide details on how waste will be stored and handled:

As existing

Please provide details of any transport and highways impacts and how these will be mitigated:

No impacts

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.
For example:
- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, professional or financial service be lost from the area if the use is changed?

Proposed new usage has been identified as a more beneficial usage of the premises and in keeping with the streetscene and street amenities. Current usage no longer required or sustainable.

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

No undesirable impact identified. North Road currently has a range of premises covering all local requirements.

Please either state the proposed opening hours; or tick the box below to confirm they are unknown at this time

☐ Hours of opening unknown

Start Time: Monday to Friday (HH:MM)	08:00
End Time: Monday to Friday (HH:MM)	23:59
Start Time: Saturday (HH:MM)	08:00
End Time: Saturday (HH:MM)	23:59
Start Time: Sunday and Bank Holiday (HH:MM)	09:00
End Time: Sunday and Bank Holiday (HH:MM)	22:00

Please provide details of any impacts based on the hours of opening and how these will be mitigated:

No impacts foreseen

6. Declaration

I/we hereby apply for prior approval as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	06/04/2020