Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0730/FULL

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

Mr A Clark
3 Cedar Chase
Cross Lane
Findon
West Sussex
BN14 0US

PROPOSAL: Change of use of ground floor from part retail part office (Use Class B1) to beauty salon.

LOCATION : 30 South Farm Road Worthing

DATE REGISTERED 31st July 2008

APPLICANT : Miss Z Clark

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the un-numbered site plan and Drawing No. 2000/01 A excluding shop front alteration and rear extension 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.

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Dated : 25th September 2008

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 be carried on unless and until a means of ventilation for the extraction and disposal of odours in connection with the manicure areas has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of nearby properties.

3. The premises shall not be open for trade or business except between the hours of 8am to 7.30pm Mondays to Saturdays and 9pm and 5pm on Sundays or on Bank or Public Holidays.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

4. Prior to the use hereby permitted commencing, refuse provision/bin stores shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure satisfactory facilities for the storage and disposal of refuse in the interests of hygiene and visual amenity.

5. Notwithstanding the submitted drawings, no works to the shopfront or for a rear extension shall take place unless and until a separate application has been submitted to and approved by the Local Planning Authority.

   Reason : For avoidance of doubt.

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
RES7 - Control of Polluting Development
S11 - Ground Floor Uses in Core Areas of District and Neighbourhood Shopping Centres
TR9 - Parking Requirements for Development

Cont.....

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Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
LOC1 - Locational strategy

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.