

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/08/2026 1:47 PM from Mr Dmitrij Tkaciuk.

Application Summary

Address: The Grizzly Bear 33 South Street Worthing West Sussex BN14 7LG

Proposal: Application to vary the conditions of planning permission AWDM/0960/16 for change of use to drinking establishment (as subsequently varied by AWDM/1779/19): Proposed variations to allow to allow recorded and acoustic live music to be played on the premises (condition 8); to vary the opening hours to between 10.00 and 23.00hrs (Monday to Thursday), 10.00 to 24.00hrs (Friday, Saturday and Bank/Public Holidays), and 11.00 to 22.30hrs (Sundays)(Condition 9); to allow customers to eat takeaway food on the premises (Condition 11); to allow the existing tables on the private forecourt area to remain fixed in situ (Condition 12); and to allow the front door to remain open until 22.00hrs daily (Condition 17).

Case Officer: Jo Morin

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Customer Details

Name: Mr Dmitrij Tkaciuk

Email:

Address:

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: I strongly object to application AWDM/0538/26.

This application seeks to relax a number of planning conditions that were originally imposed to protect neighbouring residential amenity. Those include later opening hours, changes to outdoor seating arrangements, permission for live acoustic music, recorded music, and keeping the front door open until 22:00.

I am the adjoining residential occupier and have experienced the direct effects of the current operation of these premises. The application is particularly concerning because it follows an ongoing planning enforcement investigation into apparent breaches of the existing planning permission. During that investigation I submitted numerous photographs, logs and reports over an extended period. The Council has previously confirmed that breaches of planning conditions had occurred and the enforcement investigation remains part of the planning history of this site.

The Applicant states that previous extended opening hours caused "no problems" and that the premises had reverted to compliance. I respectfully dispute those assertions. My experience has been one of repeated late-night disturbance, including customers remaining outside beyond permitted hours, noise, shouting, anti-social behaviour, repeated cigarette litter outside my property and having to clean vomit from my doorstep on seven occasions since living next to the premises. I have also witnessed a fight opposite the premises resulting in blood on the pavement. These are not matters of speculation but reflect the actual impact upon my residential amenity.

The application contains no independent Noise Impact Assessment or evidence demonstrating that the proposed relaxation of the existing conditions would not materially increase harm to neighbouring residents. Instead, it relies largely upon assertions that the changes would benefit the business.

I respectfully request that the Case Officer considers not only this application but also the complete Planning Enforcement file relating to this premises, including the photographs, logs, correspondence and evidence already submitted during the enforcement investigation. That evidence is directly relevant to the assessment of whether the existing conditions have been effective and whether they should now be relaxed.

In my respectful submission, this application does not seek to vary conditions that have been demonstrated to operate successfully. Rather, it seeks to relax conditions that have

been the subject of an ongoing planning enforcement investigation concerning repeated apparent non-compliance.

A detailed written representation has been submitted separately. For the reasons set out therein, I respectfully request that application AWDM/0538/26 is refused.

Kind regards

