Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1132/FULL

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

Mr G F Dixon
19 Derwent Drive
Worthing
West Sussex
BN12 6LA

PROPOSAL: Replacement shopfront and change of use of east section of shop from greengrocers to class A5 (extension of existing chip shop) in west section of shop (existing A5 use).

LOCATION : 3 Downlands Parade Worthing

DATE REGISTERED 10th September 2007

APPLICANT : Mr And Mrs Meehan

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. DP/SF.2, DP/SP/4 and DP/SP.3 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. The use hereby approved shall only be implemented between the hours of 10.00am and 11.00pm Mondays to Saturdays inclusive and between the hours of 10.00am and 10.30pm on Sundays and Bank Holidays.

   Reason: To safeguard the amenities of neighbouring properties.

Contd.

Dated : 5th November 2007

Assistant Director (Planning Services)

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

3. This permission relates to the amended plans deposited on 2nd November 2007 and not to the plans originally submitted.

   Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

4. The use hereby permitted shall not be carried on unless and until a means of ventilation for the extraction and disposal of cooking odours 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.

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
S13 - Ground Floor Uses, Local Shopping Parades

Saved West Sussex Structure Plan Policies 2001-2016

DEV1 - High quality development
CH1 - Character

Government Advice

National Policy and Allied Guidance including:-
PPS1 – Delivering Sustainable Development
CABE Design Advice

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.