Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0553/FULL

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

D Grout
129 Tarring Road
Worthing
West Sussex
BN11 4HE

PROPOSAL: Retrospective change of use from tea rooms to wine bar (Use Class A4) and proposed replacement white PVCu double glazed windows to front, side and rear elevations.

LOCATION : 70 Marine Parade Worthing

DATE REGISTERED 9th June 2008

APPLICANT : Mr G Cox

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 2328-01, 2328-02 and 2328-03 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 premises shall not be open for trade or business except between 12.00 - 23.00 hours on Sundays, 10.00 - 23.30 hours on Mondays to Thursdays and 10.00 - 24.00 hours Fridays to Saturdays. On any day the forecourt shall not be used for the approved purposes after 23.00 hours.

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

Cont.....

Dated : 29th July 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

3. Precise details of the approved windows shall be submitted to and agreed in writing with the Local Planning Authority prior to installation.

   Reason: To safeguard and protect the character and appearance of the Local Interest Building and Conservation Area.

INFORMATIVES

1. Any requirement for external CCTV cameras on the premises are likely to require planning permission and the applicant is advised to consult with the planning case officer prior to the preparation and submission of such an application.

2. 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
   CT3 - Protection and Enhancement of Seafront Area
   H18 - Amenity of Residents

   Saved West Sussex Structure Plan Policies 2001 – 2016

   CH1 - Character
   CH4 - Conservation areas and historic towns and villages
   DEV1 - High Quality Development
   DEV5 - Parking Provision
   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.