



WORTHING BOROUGH COUNCIL

Mr Matthew Tambini
Briarcroft
Crockhurst Hill
Worthing
BN13 3EE

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0451/26

Details of Development

PROPOSED DETACHED TRIPLE GARAGE TO INCLUDE WORKSHOP/STORAGE AREA (EXISTING GARAGE REMOVED) FRONT PORCH. PERMEABLE TARMAC DRIVEWAY.

Location of Development

BRIAR CROFT CROCKHURST HILL WORTHING WEST SUSSEX BN13 3EE

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 30th April 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
24/06/2026

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
EXISTING AND PROPOSED PORCH FLOOR PLAN	REVISION 4 DWG1	30.04.2026
EXISTING EAST ELEVATION	REVISION 4 DWG2	30.04.2026
PROPOSED PORCH EAST ELEVATION	REVISION 4 DWG3	30.04.2026
PROPOSED PORCH SOUTH ELEVATION	REVISION 4 DWG4	30.04.2026
PROPOSED PORCH NORTH ELEVATION	REVISION 4 DWG5	30.04.2026
PROPOSED PORCH ROOF PLAN	REVISION 4 DWG6	30.04.2026
EXISTING GARAGE ELEVATIONS	REVISION 4 DWG7	30.04.2026
EXISTNG GARAGE FLOOR PLAN	REVISION 4 DWG8	30.04.2026
EXISTING GRAVEL/STONE DRIVEWAY	REVISION 4 DWG13	30.04.2026
PROPOSED PERMEABLE TARMAC DRIVEWAY	REVISION 4 DWG14	30.04.2026
SITE LOCATION PLAN	1:1250	30.04.2026
BLOCK PLAN	1:500	30.04.2026
PROPOSED GARAGE ROOF PLAN	REVISION 5 DWG9	15.06.2026

Reference/Drawing Number	Version	Date Rec
PROPOSED GARAGE EAST & WEST ELEVATIONS	REVISION 5 DWG10	15.06.2026
PROPOSED GARAGE FLOOR PLAN	REVISION 5 DWG11	15.06.2026
PROPOSED GARAGE NORTH & SOUTH ELEVATIONS	REVISION 5 DWG12	15.06.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the replacement garage building and porch hereby permitted shall consist of those annotated on the approved plans and drawings unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

04. For the avoidance of doubt the replacement garage building hereby permitted shall be sited not less than 1 metre from the eastern site boundary with Fernleigh and not less than 2.5 metres from the southern site boundary with 56 Half Moon Lane as marked by the existing fence.

Reason: *In the interests of proper planning and for the avoidance of doubt as a result of any discrepancy between the annotated dimensions and measurements scaled from the approved plans.*

05. The window in the south elevation of the garage building hereby permitted shall at all times be glazed with obscured glass not less than Obscurity Level 3.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

06. The replacement garage/workshop building hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for the purposes of vehicular repair other than for standard vehicle maintenance consistent with the use of the garage/workshop as incidental to the main dwellinghouse.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.*

07. No works shall commence on the site to implement the development hereby permitted (including any site clearance or preparation) until the details of a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall proceed in strict accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason: *To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with S.10 of the Highways Act 1980 and to satisfy reasonable requirements of road safety.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)
(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).