Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 2

Suffix:

Property Name:

Address Line 1: Central Avenue

Address Line 2: Offington

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 0DR

Description of site location must be completed if postcode is not known:

Easting (x): 512788

Northing (y): 107040

Description

Applicant Details

Name/Company

Title

Mr

First name

Evert

Surname

Bruwer

Company Name

Address

Address line 1

2 Central Avenue

Address line 2

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN14 0DR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Details of Development
ERECTION OF ADDITIONAL STOREY WITH SIDE FACING DORMER RESULTING IN A TWO-STOREY DWELLING; SINGLE STOREY FRONT EXTENSION
Location of Development
2 CENTRAL AVENUE WORTHING WEST SUSSEX BN14 0DR

Reference number

APPLICATION NUMBER: AWDM/0134/25

Date of decision (date must be pre-application submission)

05/02/2025

Please state the condition number(s) to which this application relates

Condition number(s)

No.03

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The applicant wishes to change the first-floor external finish from approved light-coloured render to a dark grey fibre cement cladding.

Materials & Finish:
- Product: 'Cladco' Fibre Cement Cladding Boards
- Colour: Granite Grey
- Installation: Horizontal panelling as per manufacturer's guidance.

Justification:
1. Visual Compatibility: The dark grey tone complements the existing red brick at ground floor level, creating a balanced, contemporary appearance that remains sympathetic to the streetscape.
2. Quality & Durability: Fibre cement cladding is a durable, low-maintenance material that will retain its appearance over time.
3. Modern Aesthetic: The cladding gives the building a contemporary update without disrupting the overall character of the surrounding area, while maintaining the approved scale and proportion.
4. Practicality: The system allows efficient installation, reducing disruption to the property and neighbouring residents.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

It is proposed to vary Condition 03 to allow the use of dark grey fibre cement board cladding at first-floor level in place of the previously approved light-coloured render. The revised external finish is shown on amended drawing no. [0052C-I-0400 & 0052C-I-0401] and supporting material sample images in the covering letter. All other external materials will remain as approved.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Evert

Surname

Bruwer

Declaration Date

23/09/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Evert Bruwer

Date

02/10/2025