WORTHING BOROUGH COUNCIL

MR ASHLEY RENTON
SAACT Ltd
Studio 1, The Hub
3 Drove Road
Newhaven
BN90AD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1563/23

Details of Development

APPLICATION TO VARY CONDITIONS 1 (APPROVED DRAWINGS) AND 11 (NUMBER OF FLATS) OF AWDM/1752/20 (AS AMENDED BY AWDM/0606/24). ALTERATIONS INCLUDE EXTENDED SHOWROOM ON SECOND FLOOR, IMPROVEMENTS TO INTERNAL FLAT LAYOUTS, CHANGES TO EAST ELEVATION AND ALTERATIONS AND EXTENSIONS TO THIRD FLOOR TO INCREASE HABITABLE LIVING AREA AND REDUCTION OF OVERALL FLATS TO 7.

ORIGINAL DESCRIPTION: : CHANGE OF USE OF PART OF THE FIRST AND SECOND FLOORS FROM RETAIL TO RESIDENTIAL USE, DEMOLITION OF PART OF THE NORTHERN ELEVATION AND EXTENSION TO THIS ELEVATION, EXTENSION AT FIRST FLOOR LEVEL TO THE WAREHOUSE, INSTALLATION OF A NEW FLOOR IN THE WAREHOUSE TO MATCH THE LEVEL OF THE RETAIL SHOWROOM FIRST FLOOR, ALTERATIONS TO THE CRESCENT ROAD FRONTAGE TO THE WAREHOUSE, CREATION OF A NEW ACCESS TO THE PROPOSED FLATS FROM GRAHAM ROAD, CREATION OF FLATS INCLUDING A ROOF TOP FLAT AND CONVERSION AND EXTENSION OF PART OF THE SALES AREA, PROVISION OF CYCLE AND BIN STORAGE AND ANCILLARY WORKS.

Location of Development

100 - 108 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HG

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 14th November 2023.

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

G Peck

Gary Peck
Head of Planning & Development
11/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
PROPOSED ELEVATIONS (S&E)	P06	26.01.2026
PROPOSED GROUND FLOOR PLAN	P01	15.12.2025
PROPOSED MATERIALS	P01	07.04.2025
SITE LOCATION PLAN	SLP01	14.11.2023
EXISTING BLOCK PLAN	EBP01	14.11.2023
EXISTING GROUND FLOOR PLAN	E01	14.11.2023
EXISTING FIRST FLOOR PLAN	E02	14.11.2023
EXISTING SECOND FLOOR PLAN	E03	14.11.2023
EXISTING ROOF PLAN	E04	14.11.2023
EXTG ELEVATIONS (S&E)	E05	14.11.2023
EXTG ELEVATIONS (W&N)	E06	14.11.2023
APPROVED AWDM/1752/20		
APPROVED GROUND FLOOR PLAN	Pa01	14.11.2023
APPROVED FIRST FLOOR PLAN	Pa02	14.11.2023
APPROVED SECOND FLOOR PLAN	PaA03	14.11.2023
APPROVED THIRD FLOOR PLAN	Pa04	14.11.2023
APPROVED ROOF PLAN	Pa05	14.11.2023
APPROVED ELEVATIONS (S&E)	Pa06	14.11.2023
APPROVED ELEVATIONS (W&N)	Pa07	14.11.2023
PROPOSED BLOCK PLAN	PBP01	14.11.2023

Reference/Drawing Number	Version	Date Rec
PROPOSED FIRST FLOOR PLAN	P02	15.02.2024
PROPOSED SECOND FLOOR PLAN	P03	15.02.2024
PROPOSED THIRD FLOOR PLAN	P04	15.02.2024
PROPOSED ROOF PLAN	P05	15.02.2024
PROPOSED ELEVATIONS (W&N)	P07	15.02.2024

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

03. The development shall be carried out in accordance with the details of materials and finishes submitted and approved under application AWDM/0908/22 and details shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

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

04. The development shall be in accordance with details of the railing enclosure, hard and soft landscaping for the rooftop amenity submitted and approved under AWDM/0908/22 and the development shall be completed in accordance with the approved details and retained in situ at all times.

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

05. The development shall be in accordance with the details contained within the acoustic report and ventilation strategy submitted and approved under AWDM/0908/22 and the development shall be completed in accordance with the approved details and retained in situ at all times.

Reason: *To safeguard the amenities of neighbouring and proposed residential occupiers and to comply with policies DM5 and DM22 of the Worthing Local Plan.*

06. The development shall be in accordance with details of the Contamination Assessment submitted and approved under AWDM/0908/22 and the development shall be completed in accordance with the approved details and retained in situ at all times.

Reason: *In the interests of safety and amenity and to comply with policies DM5 and DM22 of the Worthing Local Plan.*

07. The development shall be in accordance with details of the Construction Management Plan submitted and approved under AWDM/0908/22 and the development shall be completed in accordance with the approved details.

Reason: *To the interest of highway safety and amenity in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

08. Prior to occupation of the building the storage area for refuse and waste, including waste that can be recycled shall be completed in accordance with the approved details and retained in situ at all times.

Reason: *In the interests of safety and amenity and to comply with policies DM5 and DM22 of the Worthing Local Plan.*

09. No part of the development shall be first occupied until covered and secure cycle parking spaces has been provided in accordance with the approved plans and retained in situ at all times.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

10. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted. Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *In the interests of safety and amenity.*

11. The development hereby approved shall not exceed 7 residential units and shall be laid out in accordance with the plans approved.

Reason: *In the interests of clarity, to ensure that the amount of development is in accordance with approved plans.*

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.

02. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

03. The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property. As this is being renovated to residential, the Council need to be satisfied that if any asbestos is present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register - and any remedial strategy where appropriate - should be provided prior to works commencing.

04. The Applicant is reminded that the development the subject of this decision notice is liable for Community Infrastructure Levy (CIL). A CIL Liability Notice will be issued to the liable person(s) and a CIL Land Charge added to the register. CIL will become liable upon commencement of the development with the liable person(s) required to submit a CIL Commencement Notice at least one day before the development commences. Further information can be found on the Council's website via the link https://www.adur-worthing.gov.uk/planning-policy/infrastructure/

    In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations), requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. The index is the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. This index presents forecast figures, which are updated and finalised periodically. To reduce the need for repeated re-calculation indexing will be applied from the

previous 1st November of the date of the CIL Liability Notice to the previous 1st November of the date the payment is due using the national all in Tender Price Index.

05. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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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://acp.planninginspectorate.gov.uk.

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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).