WORTHING BOROUGH COUNCIL

Mr David Gutwirth
Dimensions- Planning&Architecture
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London
NW2 2AZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0375/24

Details of Development
CREATION OF ADDITIONAL OFFICE SPACE FACILITATED BY THE ERECTION OF A SECOND-FLOOR MANSARD ROOF ADDITION, MODIFICATIONS TO THE PRINCIPAL ELEVATION, AND CYCLE PROVISION.

Location of Development
PHAROS HOUSE 67 HIGH STREET WORTHING WEST SUSSEX

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 20th March 2024.

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

G Peck

Gary Peck
Planning Services Manager
05/06/2024

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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
DESIGN & ACCESS STATEMENT		20.03.2024
EXISTING 3D	EX-3D	20.03.2024
EXISTING LOCATION & BLOCK PLAN	EX-L001	20.04.2024
EXISTING GROUND FLOOR PLAN	EX-P001 Rev A	20.03.2024
EXISTING FIRST FLOOR PLAN	EX-P002	20.03.2024
EXISTING LOFT PLAN	EX-P003	20.03.2024
EXISTING ROOF PLAN	EX-P004	20.03.2024
EXISTING FRONT ELEVATION	EX-E001	20.03.2024
EXISTING REAR ELEVATION	EX-L002	20.03.2024
EXISTING SIDE ELEVATION 1	EX-E002	20.03.2024
EXISTING SIDE ELEVATION 2	EX-E003	20.03.2024
EXISTING SECTION AA	EX-S001	20.03.2024
PROPOSED 3D	PR-3D	20.03.2024
BLOCK PLAN	EX-L003	20.03.2024
EXISTING & PROPOSED PARKING	EX-L004	20.03.2024
PROPOSED GROUND FLOOR PLAN	PR-P001 Rev A	20.03.2024
PROPOSED FIRST FLOOR PLAN	PR-P002	20.03.2024
PROPOSED LOFT PLAN	PR-P003	20.03.2024
PROPOSED ROOF PLAN	PR-P004	20.03.2024

Reference/Drawing Number	Version	Date Rec
PROPOSED FRONT ELEVATION	PR-E001	20.03.2024
PROPOSED REAR ELEVATION	PR-L002	20.03.2024
PROPOSED SIDE ELEVATION 1	PR-E002	20.03.2024
PROPOSED SIDE ELEVATION 2	PR-E003	20.03.2024
PROPOSED SECTION AA	PR-S001	20.03.2024

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 development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building or as shown on the approved plans 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 2023.*

04. No external plant, flues, ducts or equipment, including any air conditioning/handling units, shall be installed on or at the premises except where permitted by the Local Planning Authority following a separate application on that behalf.

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

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) the premises shall be used as offices (as defined within the order) only and for no other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity having regard to policies DM5, DM11 and DM22 of the Worthing Local Plan.*

06. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA. The spaces shall be thereafter be retained in accordance with the approved details.

Reason: To provide alternative travel options to the use of the car in accordance with policy .

07. No work for the implementation of the development hereby permitted shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Monday to Friday and between 8.00 a.m. and 1.00 p.m. on Saturdays, No work shall take place on the site on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to DM5 and DM22 of the Worthing local Plan 2023.*

Informatives / Notes to Applicant

01. 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

02. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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://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).