WORTHING BOROUGH COUNCIL

Mrs Carianne Wells
Well Planned Ltd
21 Middle Road
Park Gate
Southampton
SO31 7GH
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1287/25

Details of Development
CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO SEVEN BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS); ROOF EXTENSIONS COMPRISED OF REAR DORMERS AND FRONT ROOFLIGHTS.

Location of Development
97 PAVILION ROAD WORTHING WEST SUSSEX BN14 7EG

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 9th October 2025.

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
30/01/2026

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 FLOOR PLANS	ARC/064/25/05 REV D	26.11.2025
ACOUSTIC DESIGN STATEMENT		03.11.2025
PLANNING STATEMENT		09.10.2025
BLOCK PLAN		09.10.2025
LOCATION PLAN		09.10.2025
EXISTING PLANS	ARC/064/25/01	09.10.2025
EXISTING ELEVATIONS	ARC/064/25/02	09.10.2025
PROPOSED ELEVATIONS	ARC/064/25/06	09.10.2025
PROPOSED SECTIONS	ARC/064/25/07	09.10.2025

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 7 bedroom House in Multiple Occupation hereby permitted shall be limited to no more than 7 occupants.

Reason: *To safeguard the amenities of future occupants and the occupiers of nearby properties having regard to policy DM5 of the Worthing Local Plan.*

04. Prior to occupation, a scheme for protecting the neighbouring residential property from noise shall be submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed and tested before the new use commences. The scheme shall be designed to achieve a minimum airborne sound insulation value of 45dB (DnTw+Ctr dB) for the party wall. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective

and achieve the specified criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.

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

05. Prior to occupation, a scheme for protecting the proposed noise sensitive development from noise from the railway has been submitted to and approved by the Local Planning Authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and the scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the good indoor ambient noise levels for dwellings specified in BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The final acoustic scheme shall also consider ventilation and overheating, should windows need to be kept closed to achieve the internal noise standards.

Reason: *To protect the future occupiers from noise disturbance in accordance with policy DM5 of the Worthing Local Plan.*

06. Prior to occupation, details for the provision of secure and undercover cycle storage with space for 4 bicycles shall be submitted to the Local Planning Authority for approval in writing. The storage shall be installed in accordance with the details approved prior to first occupation and retained for the lifetime of the development.

Reason: *In order to promote sustainable means of transport and to comply with the West Sussex Parking Standards.*

07. The window in the eastern side elevation of the dormer hereby permitted shall be obscure-glazed, and non-opening below 1.7 metres above finished floor level and it shall not subsequently be altered in any way. Obscured glass shall be not less than Level 3.

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

08. No part of the development shall be occupied, until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure there is adequate capacity within the waste water network to reduce the risk of flooding in accordance with policy DM20 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. 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.

02. This development is subject to mandatory HMO licensing. Please see the Council's website for more information and how to apply https://www.adur-worthing.gov.uk/housing/conditions-and-empty-properties/hmo/#which-properties-require-an-hmo-licence

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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).