WORTHING BOROUGH COUNCIL

Mr Alex Page
Archevolve
3 The Square
Storrington
RH20 4DJ
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0665/25

Details of Development
CHANGE OF USE FROM CHILDREN'S DAY CARE TO OFFICE AND ANCILLARY STORAGE

Location of Development
MEETING HALL 1 BIRKDALE ROAD WORTHING WEST SUSSEX BN13 2QY

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 4th June 2025.

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

GPeck

Gary Peck
Head of Planning & Development
08/09/2025

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

Ref: AWDM/0665/25

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 SITE & LOCATION PLAN	ARC/134/25/04	04.06.2025
PROPOSED FLOOR PLANS	ARC/134/25/05	04.06.2025
PROPOSED ELEVATIONS	ARC/134/25/06	04.06.2025
PROPOSED SECTIONS	ARC/134/25/07	04.06.2025
PROPOSED SITE & LOCATION PLANS	ARC/134/25/08	04.06.2025

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

02. The use hereby permitted shall be implemented 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 use hereby permitted shall comprise an office with ancillary, non-hazardous storage only and no other use within Class E of the Town And Country Planning Use Classes Order 1987 (As Amended). Storage shall be limited to the existing outbuilding and shed only and there shall be no external storage.

Reason: *In the interests of clarity and because other uses in the proximity of neighbouring dwellings and well used highway junction, may have further amenity and traffic impacts which would require further consideration.*

04. The office hereby approved shall only be used between the hours of 07:00hrs - 18:00 Monday to Friday and not on Saturday, Sunday or Bank Holidays and no deliveries to or from the site shall take place outside these hours.

Reason: *For consistency with the terms of the application and to balance the interests of business use with the residential amenities of the area in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2024.*

05. Notwithstanding the provisions of Schedule 2 of the Town And Country Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order, the building and premises the subject of this permission shall not be used for residential purposes.

Reason: *To safeguard the use for employment purposes in accordance with Policy DM11 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2024.*

06. Notwithstanding the provisions of Schedule 2 of the Town And Country Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order, no enlargement of buildings nor the construction of additional buildings within the curtilage shall be carried out without the prior written approval of the Local Planning Authority.

Reason: *Additional development may affect the scale, intensity and impact of the use, in order to safeguard the amenities of the area in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF, 2024.*

07. Prior to the commencement of the use hereby approved, or within three months of the date of this permission, whichever is later, the following information shall be submitted to and approved in writing by the Local Planning Authority:

i) A site management plan, including the management of parking and deliveries (including a layout plan), to ensure that there is space for the manoeuvring and waiting of vehicles, including delivery vehicles and to minimise their impact upon the nearby highway, neighbouring access and amenities, and

ii) Any measures required for site security, such as lighting and CCTV cameras (if required), including details to minimise their visual intrusion, light pollution and impact on neighbouring privacy

These details thereby approved shall be permanently adhered to unless any variation is first approved in writing by the Local Planning Authority.

Reason: *In the interests of clarity, highway safety and residential amenities, in accordance with Policies DM5, DM15 and DM22 of the Worthing Local Plan 2020-2036 and NPPF, 2024.*

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. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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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).