WORTHING BOROUGH COUNCIL

Mr Peter Clifford
6 Sea Drive
Ferring
West Sussex
BN12 5HD
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1714/23

Details of Development
CHANGE OF USE TO PROVIDE SELF-CONTAINED 2-BEDROOM RESIDENTIAL FLAT ON FIRST-FLOOR AND REAR PART OF GROUND-FLOOR

Location of Development
110 SOUTH STREET WORTHING WEST SUSSEX BN14 7NB

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 28th December 2023.

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
26/02/2024

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
LOCATION PLAN		28.12.2023
BLOCK PLAN		28.12.2023
EXISTING FIRST FLOOR PLAN		28.12.2023
SITE PLAN LAYOUT		28.12.2023
PROPOSED GROUND FLOOR PLAN		28.12.2023
PROPOSED FIRST FLOOR PLAN		28.12.2023
EXISTING GROUND FLOOR PLAN		28.12.2023
EXISTING & PROPOSED EAST & NORTH ELEVATIONS		28.12.2023

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 secure, covered cycle parking shown on the approved site plan shall be provided prior to commencement of use of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with policy DM15 of the Worthing Local Plan.*

04. The exterior light to the rear footpath shown on the approved site plan shall be provided prior to commencement of use of the dwelling hereby approved.

Reason: *In the interests of enhancing safety in accordance with policy DM5 of the Worthing Local Plan.*

05. Sound insulation of the floor/ceiling between the ground and first floor shall be undertaken to achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential dwelling hereby permitted is first occupied a test shall be undertaken and the results submitted to the local planning authority to demonstrate compliance with this level.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and policy DM22 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. 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. Southern Water - Advice to Applicant

The existing building lies over an existing public foul sewer. If works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the Applicant to contact Southern Water.

It is possible a sewer now deemed to be public may be crossing the site. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its ownership before any further works commence on the site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the Applicant or Developer.

Discharge of surface water to the Southern Water network should follow the hierarchy for surface water set out in Part H3 of the Building Regulations. Southern Water would encourage the consideration of reuse for new developments.

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

04. Advice to Applicant

The site is identified as adjacent to a surface water flow path, therefore appropriate flood resistance and resilience measures should be considered within the development. If any parts of the development cannot be accessed during a flood event e.g. the road adjacent to the site, the applicant should consider creating an emergency plan to ensure safe access and egress routes.

05. Advice to Applicant

There are service cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from UK Power network's Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be taken with due regard to Health & Safety Guidance Notes (HS(G)47 Avoiding Danger from Underground Services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development enquiries should be made to the UK Power Network Customer Connection Department. The address is UK Power Networks, Metropolitan House, Darkes Lane, Potters Bar, Herts, EN6 1AG.

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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).