WORTHING BOROUGH COUNCIL

Mr Brian Elstone
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0362/26

Details of Development
RE-OPENING OF SIDE ENTRANCE IN CONNECTION WITH PROPOSED SELF-CONTAINMENT OF EXISTING FLAT ON 1ST AND 2ND FLOORS, REMOVAL OF EXISTING METAL FIRE ESCAPE TO REAR AND INSERTION OF FIRST-FLOOR REAR WINDOW TO REPLACE EXISTING DOOR; FORMATION OF BIN/CYCLE STORE IN REAR YARD. CHANGE OF USE OF GROUND FLOOR FROM BAR/DRINKING ESTABLISHMENT (SUI GENERIS) TO RETAIL/COMMERCIAL/BUSINESS USE (CLASS E)

Location of Development
BAR NEXT DOOR 21 ROWLANDS ROAD WORTHING WEST SUSSEX BN11 3JJ

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 May 2026.

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
06/10/2026

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
EXISTING & PROPOSED GROUND FLOOR PLAN	1731/002 REV C	20.07.2026
SOUND INSULATION DESIGN REVIEW	J4253 ISSUE 1	16.09.2026
SITE PLANS	1731/001	14.07.2026
EXISTING FIRST & SECOND FLOOR PLANS	1731/003 REV C	14.07.2026
DETAIL PLANS FOR NEW ENTRANCE	1731/004	14.07.2026
ELEVATIONS SHOWING STAIRCASE	1731/005 REV A	14.07.2026
EXISTING ELEVATIONS, NORTH & SOUTH	1731/006 REV A	14.07.2026
PROPOSED FIRST & SECOND FLOOR PLANS	1731/007 REV C	14.07.2026
PROPOSED WEST ELEVATION (STAIRCASE REMOVED)	1731/008	14.07.2026
PROPOSED NORTH &SOUTH ELEVATION (STAIRCASE REMOVED FROM SOUTH)	1731/009	14.07.2026
ELSTONE FLOOD RISK ASSESSMENT	97395 MAY 2026	20.05.2026

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. 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 to be submitted to and approved by the Local Planning Authority.

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

04. Prior to first occupation of the self-contained flat the provision for storing refuse and waste, including for waste that can be recycled, shall be provided in accordance with details shown on the approved Drawing 1731/002 Rev C 'Existing and Proposed Ground Floor Plan' unless otherwise approved in writing by the Local Planning Authority and shall thereafter be retained.

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

05. The existing fire escape staircase on the rear (south) elevation of the building shall be removed prior to first occupation of the proposed self-contained flat and the external walls made good to match the materials and finishes of the existing building.

Reason: *In the interests of amenity and to enhance the character and appearance of the Conservation Area in accordance with policies DM5 and DM24 of the Worthing Local Plan.*

06. Prior to first occupation of the proposed self-contained flat the proposed new sliding sash window in the rear (south) elevation of the building (replacing the existing blocked off door leading onto the fire escape) shall be installed in accordance with details of its design and appearance which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to safeguard the character of the Conservation Area in accordance with policies DM5 and DM24 of the Worthing Local Plan.*

07. The flood mitigation measures recommended in Section 6 of the submitted Flood Risk Assessment Ref; 97395-Elstone-RowlandsRd dated May 2026 shall be implemented prior to first occupation of the proposed self-contained flat.

Reason: *To satisfactorily address the flood risk in accordance with policy DM20 of the Worthing Local Plan.*

08. Notwithstanding the provisions the Town and Country Planning (Use Classes) Order 1987 (as amended) the ground-floor premises shall not be used for any purpose within Class E(d) (e) (f) or (g) of the Schedule to Order (or in any provision equivalent to those sub-classes in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *To maintain the character and vibrancy of the primary shopping area in accordance with policy DM13 of the Worthing Local Plan.*

09. No use of the ground-floor premises (including arrival, reception or dispatch of deliveries) shall take place except between the hours of 0800 and 23.30 on any day.

Reason: *To safeguard the amenities of neighbouring residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

10. No use of the self-contained flat shall take place unless and until the sound insulation scheme to protect the flat from noise outlined in the submitted Sound Insulation Design Review J4253 Issue 1 has been implemented. Prior to first occupation of the dwelling a test shall be undertaken to demonstrate that the attenuation measures as installed have achieved the minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) and the results submitted to and approved in writing by the Local Planning Authority.

    Reason: *To ensure a satisfactory standard of residential accommodation in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

11. No works to implement development shall take place until details of proposed renewable and/or low/zero carbon energy production equipment to meet at least 10% of the predicted energy requirements of the self-contained flat have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be first occupied until the agreed measures have been installed.

    Reason: *In the interests of sustainable development in accordance with policy DM17 of the Worthing Local Plan.*

12. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 09.00 and 13.00 hours on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties in accordance with 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 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

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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).