



# WORTHING BOROUGH COUNCIL

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Worthing  
BN112EN  
United Kingdom

## PLANNING PERMISSION

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

**APPLICATION NUMBER: AWDM/1393/25**

### Details of Development

**APPLICATION TO VARY CONDITION 1 (APPROVED DRAWINGS) TO INCLUDE RAILINGS, AMENDED ENTRANCE GATES, ENTRANCE RAMP, AMENDED PATIO STEPS, EXTERNAL LAND LEVEL ADJUSTMENTS, EXTERNAL GUARD RAIL TO TERRACE AND CHANGE OF EASTERN CASEMENT WINDOW TO SASH. AMENDED DETAILS NOW INCLUDE SUSTAINABLE SURFACE WATER DRAINAGE.**

**ALSO VARIATION OF THE FOLLOWING CONDITIONS TO REQUIRE COMPLIANCE WITH NEWLY SUBMITTED DETAILS:**

**4 - CONSTRUCTION MANAGEMENT PLAN**

**5 - BIODIVERSITY GAIN PLAN**

**6 - LANDSCAPE & ECOLOGY MANAGEMENT PLAN**

**7 - SURFACE WATER DRAINAGE DETAILS**

**10 - DETAILS OF WINDOWS AND DOORS**

**11 - RAILINGS, GATES & POSTS**

**12 - CYCLE PARKING**

**ORIGINAL DESCRIPTION: AWDM/1522/24: TWO-STOREY REAR EXTENSION WITH FIRST FLOOR TERRACE TO EXISTING OFFICE (USE CLASS E); BASEMENT EXTENSION WITH FRONT AND REAR LIGHTWELLS; ALTERATIONS TO FRONT BOUNDARY TREATMENT AND NEW ROOFLIGHT TO OFFICE BUILDING.**

### Location of Development

**19 FARNCOMBE ROAD 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 1st December 2025.

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

A handwritten signature in black ink, appearing to read 'G Peck'. The signature is written in a cursive, slightly slanted style.

Gary Peck  
Head of Planning & Development  
05/06/2026

**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.

| <b>Reference/Drawing Number</b>                        | <b>Version</b>               | <b>Date Rec</b> |
|--------------------------------------------------------|------------------------------|-----------------|
| PROPOSED SITE PLAN (Cond 12)                           | PL12 A                       | 29.01.2026      |
| TECHNICAL NOTE 3                                       | 29/01/2026                   | 29.01.2026      |
| STORM NETWORK CALCULATIONS                             | 02/04/2026                   | 02.04.2026      |
| SUPPORTING TECHNICAL NOTE - SIDE INFILTRATION CHECK    | U0787 Rev P1<br>(24.02.2026) | 06.03.2026      |
| CONSERVATION ROOF WINDOWS                              | VELUX Heritage               | 21.05.2026      |
| PROPOSED RAILINS,GATES & POSTS DETAILS (Cond 11)       | DT01 Rev D                   | 08.04.2026      |
| PROPOSED RAILINGS,GATES & POSTS DETAILS (Cond 11)      | DT04 Rev A                   | 08.04.2026      |
| PROPOSED AS-AMENDED ELEVATIONS FOR PLANNING PERMISSION | 9028 PL03 REV H              | 19.05.2026      |
| TECHNICAL NOTE 2                                       | SUDS                         | 02.01.2026      |
| SUPPORTING COVER LETTER                                | SL/Let/P2313                 | 01.12.2025      |
| CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLANS            | Rev B                        | 01.12.2025      |
| BERECI TIMBER WINDOWS & DOORS                          | Brochure V2.0                | 01.12.2025      |
| BIODIVERSITY GAIN PLAN FORM                            | ECO-REP-004-01               | 01.12.2025      |
| LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN                 | ECO-REP-002-00-LEMP          | 01.12.2025      |
| PROPOSED AS-AMENDED PLANS                              | PL02 Rev F                   | 01.12.2025      |
| PROPOSED BI-FOLD DOOR DETAILS (Cond 10)                | D01                          | 01.12.2025      |
| PROPOSED FRENCH DOOR & SIDELIGHT DETAILS (Cond 10)     | D02                          | 01.12.2025      |
| PROPOSED AS-AMENDED SITE PLAN                          | PL04 Rev I                   | 08.04.2026      |

| Reference/Drawing Number                             | Version    | Date Rec   |
|------------------------------------------------------|------------|------------|
| PROPOSED WINDOW DETAILS (COND 10)                    | W01 Rev B  | 08.04.2026 |
| PROPOSED WINDOW DETAILS (COND 10)                    | W02 Rev B  | 08.04.2026 |
| PROPOSED RAILINGS,GATES & POSTS DETAILS<br>(Cond 11) | DT03 Rev A | 08.04.2026 |

**Previously Approved Plans - AWD/1522/24**

|                                                  |                            |            |
|--------------------------------------------------|----------------------------|------------|
| BNG METRIC                                       |                            | 10.04.0025 |
| EXISTING LOCATION PLAN                           | EX06                       | 07.03.2025 |
| EXISTING FLOOR PLANS                             | EX02 Rev A                 | 19.12.2024 |
| EXISTING ELEVATIONS                              | EX03 Rev A                 | 19.12.2024 |
| EXISTING SITE PLAN                               | EX04 Rev B                 | 19.12.2024 |
| PROPOSED LOCATION & BLOCK PLANS<br>(AS APPROVED) | PL01                       | 19.12.2024 |
| PROPOSED LOCATION & BLOCK PLANS<br>(AS AMENDED)  | PL01 Rev E                 | 19.12.2024 |
| PROPOSED PLANS (AS APPROVED)                     | PL02 Rev A                 | 19.12.2024 |
| PRE-DEVELOPMENT SITE HABITAT PLAN FIG NO.01      | Rev 02                     | 19.12.2024 |
| POST-DEVELOPMENT SITE HABITAT PLAN FIG NO.02     | REV 00                     | 19.12.2024 |
| BNG STATEMENT                                    | REP-002-00-BNG<br>BASEMENT | 19.12.2024 |

**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 20 May 2025.

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this permission shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours  
Saturday 09:00 - 13:00 Hours  
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

**Reason:** *In the interests of residential amenity.*

04. The development shall be carried out in accordance with the approved Construction Environmental Management Plan Revision B dated 19.11.2025 and shall be adhered to throughout the construction period.

**Reason:** *In the interests of highway safety and amenity.*

05. The development shall be carried out in accordance with the Biodiversity Gain Plan, BNG Metric and BNG statement hereby approved which shall be fully implemented, managed and maintained in accordance with condition 6.

**Reason:** *To ensure the protection, conservation and enhancement of biodiversity in accordance with Policy DM18 of the Worthing Local Plan and the NPPF.*

06. The development shall be carried out in accordance with the Landscape and Ecological Management Plan dated 24.10.2025 hereby approved and shall be fully implemented to ensure management and monitoring to maintain habitat in accordance with the Biodiversity Gain Plan for a minimum period of 30 years from the completion of the development.

**Reason:** *To ensure that the proposed habitats are delivered and target conditions are achieved and maintained for at least 30 years.*

07. The development shall be carried out in accordance with the surface water drainage scheme in Technical Note 2 (by Motion) dated 24.12.2025, Technical Note 3 (by Motion) dated 29.1.2026, Technical Note U0787 P1 (by Urban Water) dated 24.2.2026, and Calculations (by Causeway/Urban Water) dated 02.04.2026 which shall be fully implemented in accordance with the approved details before the development is first brought into use and shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason:** *To ensure the flood risk is adequately addressed and not increased in accordance with policy DM20 of the Worthing Local Plan and the relevant paragraphs of the NPPF.*

08. The approved drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with Appendix G of Technical Note 2 dated 24 December 2025 in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

**Reason:** *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with policy DM20 of the Worthing Local Plan and the relevant paragraphs of the NPPF.*

09. The existing tree T1 of Tree Preservation Order No.5 of 2006 shall be protected for the duration of construction works with protective barriers surrounding the root protection area in accordance with BS 5837:2012 or as otherwise agreed in writing with the Local Planning Authority. No excavation within the root protection area and no root damage or removal of roots is permitted to T1.

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

10. The development shall be carried out in accordance with the approved window and door details and specifications and shall be retained thereafter.

**Reason:** *In the interests of visual amenity and the wider conservation area having regard to policies DM5 and DM24 of the Worthing Local Plan and the National Planning Policy Framework.*

11. Notwithstanding the boundary wall and railings layout indicated in drawing numbers PL02 Rev F and PL12 Rev A, the boundary wall and railings shall be carried out in accordance with the approved site plan drawing number PL04 Rev I and the railings, gates and post specifications hereby approved and shall be retained as such thereafter.

**Reason:** *In the interests of visual amenity and the wider conservation area having regard to policies DM5 and DM24 of the Worthing Local Plan and the National Planning Policy Framework.*

12. Secure covered cycle parking shall be provided for the development in accordance with the approved details and shall be made available for use before the additional office accommodation hereby approved is first brought into use and shall be retained for such use at all times thereafter.

**Reason:** *To encourage and provide for a sustainable non-car mode of transport having regard to policy DM15 of the Worthing Local Plan.*

13. The external materials, detailing 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 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.*

14. An obscure glazed screen not less than Level 3 shall be installed to the edges of the roof terrace in accordance with the approved drawings before the terrace is first brought into use, and shall be retained thereafter.

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

15. The first floor roof terrace may only be used between the hours of 07:00 and 21:00 hrs and not outside these times.

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

16. Notwithstanding the approved plans, the roof light window specification hereby approved is the Velux GCL Top-Hung Heritage Conservation Roof Window. Only this type of roof light may be installed in accordance with the approved plans and shall be retained as such thereafter. Any variation will require approval in writing from the Local Planning Authority.

**Reason:** *In the interests of visual amenity and the wider conservation area having regard to policies DM5 and DM24 of the Worthing Local Plan and the National Planning Policy Framework.*

### **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. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Worthing Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

\* The following [ ] is suggested text only for inclusion in the decision notice where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990 - phased development.

[The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).]

#### STATUTORY EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and:
  - (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
  - (ii) the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
  - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
    - i) the application for planning permission was made before 2 April 2024;
    - ii) planning permission is granted which has effect before 2 April 2024; or
    - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

- 4.2 Development below the de minimis threshold, meaning development which:
- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
  - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
- i) consists of no more than 9 dwellings;
  - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
  - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

#### IRREPLACEABLE HABITAT

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the

purpose of compensating for any impact which do not include the use of biodiversity credits.

**THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990**

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

**TOWN AND COUNTRY PLANNING ACT 1990  
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://acp.planninginspectorate.gov.uk>.
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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).

