



WORTHING BOROUGH COUNCIL

Mr Amran Nagra
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London
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 3 Class MA

APPLICATION NUMBER: NOTICE/0016/24

Details of Development

APPLICATION FOR PRIOR APPROVAL OF PROPOSED CHANGE OF USE FROM COMMERCIAL (USE CLASS E) TO RESIDENTIAL (USE CLASS C3) TO CREATE 101 SELF-CONTAINED FLATS

Location of Development

UNIT 4 DURRINGTON BRIDGE HOUSE BARRINGTON ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify that PRIOR APPROVAL IS REQUIRED for the above development from the Local Planning Authority and hereby GRANTED, in accordance with the application and information registered on 4th September 2024.

This is subject to compliance with the conditions specified overleaf.

Gary Peck
Planning Services Manager
05/12/2024

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
DESIGN & ACCESS STATEMENT		04.09.2024
TRANSPORT STATEMENT		04.09.2024
SITE LOCATION PLAN	1367.02.001	04.09.2024
EXISTING SITE PLAN	1367.002	04.09.2024
PROPOSED SITE PLAN	1367.003	04.09.2024
EXISTING GROUND FLOOR PLAN	1362.010	04.09.2024
EXISTING FIRST FLOOR PLAN	1362.011	04.09.2024
EXISTING SECOND FLOOR PLAN	1362.012	04.09.2024
EXISTING THIRD FLOOR PLAN	1362.013	04.09.2024
EXISTING FOURTH FLOOR (PLANT) PLAN	1362.014	04.09.2024
EXISTING ROOF PLAN	1362.015	04.09.2024
EXISTING SOUTH ELEVATION	1362.020	04.09.2024
EXISTING NORTH ELEVATION	1362.021	04.09.2024
EXISTING WEST ELEVATION	1362.022	04.09.2024
EXISTING EAST ELEVATION	1362.023	04.09.2024
EXISTING SECTION C-C	1362.030	04.09.2024
PROPOSED ROOF PLAN	1362.105	04.09.2024
PROPOSED SOUTH ELEVATION	1362.200	04.09.2024
PROPOSED NORTH ELEVATION	1362.201	04.09.2024
PROPOSED WEST ELEVATION	1362.202	04.09.2024

Reference/Drawing Number	Version	Date Rec
PROPOSED EAST ELEVATION	1362.203	04.09.2024
PROPOSED SECTION C-C	1362.300	04.09.2024
INTERNAL DAYLIGHT AND SUNLIGHT REPORT	24-13490 November 2024	11.11.2024
PROPOSED GROUND FLOOR PLAN	1362.100 A	11.11.2024
PROPOSED FIRST FLOOR PLAN	1362.101 A	11.11.2024
PROPOSED SECOND FLOOR PLAN	1362.102 A	11.11.2024
PROPOSED THIRD FLOOR PLAN	1362.103 A	11.11.2024
PROPOSED FOURTH FLOOR PLAN	1362.104 A	11.11.2024
SUPPORTING COVER LETTER	JOB000082 SS/AN	11.11.2024
NOISE IMPACT ASSESSMENT	Report VA5446.240807.NIA	04.10.2024

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

02. No part of the development shall be first occupied until details of the existing surface water drainage scheme and any proposed/required changes has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and management of the surface water drainage scheme must be submitted and approved in writing and maintained in accordance with approved details for the lifetime of the development.

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

03. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport in accordance with the NPPF and policy DM15 of the Worthing Local Plan.*

04. No dwelling shall be occupied until an acoustic scheme for the development has been submitted to and agreed by the Local Planning Authority. The acoustic scheme shall include mechanical MVHR ventilation in the homes overlooking the railway in order to negate the need to open windows for thermal comfort at night.

The approved mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

Reason: *To protect future occupiers from noise disturbance in accordance with the NPPF and Worthing Local Plan Policies DM5 and DM22 and Planning Noise Advice Document Sussex.*

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. Please note there are LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

You can also find support and application forms on our website [Moving electricity supplies or equipment | UK Power Networks](#)

03. The removal of the ground floor flats creates large spaces on each side of the building that have been labelled as 'communal amenity'. As the adjacent flats all rely on these spaces for access/egress, management of these spaces will be required to ensure that a hazard does not occur, as defined by the Housing Act 2004 and the Housing Health and Safety Rating System and to avoid enforcement. These areas will need to remain clear and free of fire safety risks that may impede escape or provide a source of combustion/ignition. It would also not be ideal for people to congregate in this area due to potential noise disturbance and fear of crime.
04. Evidence is required to show that all points inside all Flats are within 45 metres of a fire appliance location in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement, as this type of measurement is very rarely achievable due to obstructions. Any areas not within the 45-metre distance will

need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standard.

05. It is recommended that construction or demolition works, including the use of plant and machinery, should only take place on the site between 08.00 and 18.00hrs on Monday to Friday and between 08:00 and 13.00hrs on Saturdays. No work on the site should be undertaken on Sundays or on Bank or Public Holidays.
06. A formal application for connection to the public sewerage system is required in order to service this development. 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
07. 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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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)
(ENGLAND) ORDER 2015 **Schedule 2, Part 3, Class MA**

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, and you want to appeal, then you must do so within 12 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).