

Appeal 6015046

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	11 Warwick Street, Worthing, BN11 3DF
Agent contact details	Julian Evans jevans@alcovearchitecture.co.uk 01903608448
Application number	AWDM/0223/26

Before you start

Which local planning authority (LPA) do you want to appeal against?	Worthing
What is your appeal about?	Full planning
What date did you submit your application?	25 Feb 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	14 May 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Phil Hodges
Contact details	Julian Evans Alcove Architecture
Phone number	01903608448
Site address	11 Warwick Street Worthing BN11 3DF

What is the area of the appeal site?	136 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes We believe it is important to assess the internal limitations of the existing building
Agricultural holding	No
Site health and safety issues	Yes The building is vacant and accessible. However, there is severely restricted headroom on the existing stairs to the uppermost floor and the fenestration is in poor condition
Application reference	AWDM/0223/26
Was your application about any of the following?	Change of use
Enter the description of development	CHANGE OF USE OF UPPER FLOORS TO PROVIDE TWO RESIDENTIAL UNITS (USE CLASS C3); SHOPFRONT ALTERATIONS TO INCLUDE SEPARATE RESIDENTIAL ACCESS; REPLACEMENT OF WINDOWS WITH DOUBLE GLAZED WINDOWS; DORMER RECONSTRUCTED; AND ROOFLIGHTS
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	Application Form.pdf (/published-document/21fa9d90-4dc7-40a8-b564-74055fdbd7d8)
Plans, drawings and supporting documents	Duplex Bedroom 1 rear.jpg (/published-document/073c31fa-302b-4089-b3e1-08bd5b82ab7e) First floor Bedroom.jpg (/published-document/90d46bbd-3ce0-4d98-863b-099adb663d83) P003A Existing Elevations-A3.pdf (/published-document/851a5bdf-0efb-4f8b-8723-203fd982ed1e)

[Impossible stair.jpg \(/published-document/7d130bb8-9908-41bc-b8ef-25957fc89be7\)](#)
[P014 Proposed Elevations-A3.pdf \(/published-document/907cfd69-9b2d-4e46-9650-27c396942090\)](#)
[P018 Proposed Replacement Sash-A3.pdf \(/published-document/ca861c84-d91a-43e4-82d9-2a22e1ecd4aa\)](#)
[P013A Proposed Elevations-A3.pdf \(/published-document/4a1caf86-eacb-4147-894a-4339e18c237a\)](#)
[Duplex living.jpg \(/published-document/1bac7058-527b-4a6d-831b-52439a5355fb\)](#)
[P017 Proposed Replacement Shopfront Details-A3.pdf \(/published-document/47a27324-951a-4831-9c13-57159df37ac1\)](#)
[P016 Proposed Replacement Shopfront-A3.pdf \(/published-document/acc2f035-0be1-4910-931e-6a629cd5b8b8\)](#)
[P001 Location and Block Plan-A3.pdf \(/published-document/7ac882cc-f3ab-4b6f-865b-9345b41550bb\)](#)
[P012A Proposed Floor Plans-A3.pdf \(/published-document/67106c94-f912-4ff5-b2f2-9f33b161db06\)](#)
[P004 Existing Elevations-A3.pdf \(/published-document/31e13d7b-a98b-4a62-b4f3-a2b56a90c417\)](#)
[Ann Street Undercroft.jpg \(/published-document/8a73ead9-117b-4e8b-81ad-ad2dc3321928\)](#)
[P005 Existing Section-A3.pdf \(/published-document/cd477c1b-406a-44ab-84d3-b0d9737dcba9\)](#)
[First floor Living.jpg \(/published-document/1f79d84d-ea75-4287-bd57-b43d68acae14\)](#)
[Duplex Bedroom 2.jpg \(/published-document/67ba1b11-0e1e-42c7-8cd8-c02d6b45384a\)](#)
[P002A Existing Floor Plans-A3.pdf \(/published-document/d9619e62-719d-46ac-bfbd-c08b242dea9d\)](#)
[P019 Proposed Replacement Casement-A3.pdf \(/published-document/ef3774ae-908e-43b3-bcbd-c88c6fe53e40\)](#)
[Ann Street Approach.jpg \(/published-document/0d83af6f-2da6-4e90-9744-eb3973f59e45\)](#)
[P020 Existing Fenestration-A3.pdf \(/published-document/466bef0a-5579-48e5-bad3-ec3be4ccb6a0\)](#)
[P015 Proposed Section-A3.pdf \(/published-document/01b7ab3c-a0b1-4b20-9b6a-f22e5b638afb\)](#)
[Duplex Bedroom 1 front.jpg \(/published-document/8ea3e2af-4d35-450a-9706-f47b00af9f52\)](#)

Separate ownership certificate in application	No
Design and access statement in application	25113 Design and Access Statement.pdf (/published-document/72945123-8381-4365-977c-4a9549fbde31)
Decision letter	260514 Refusal.pdf (/published-document/dcf0d9ed-2572-4c5e-a7c4-bcde7d76639f)
Appeal statement	25113 Planning Appeal.pdf (/published-document/84fba188-44c6-41aa-9a82-d45d1907963f)
New plans or drawings	No
Planning obligation	No

New supporting documents	No
Evidence of agreement to change description of development	Confirmation of description change.pdf (/published-document/0d9e857b-a6b0-4324-8cd5-4c7dbfc7f21d)