WORTHING BOROUGH COUNCIL

Mr Duncan Guinn
49 Northbrook Road
Broadwater
Worthing
West Sussex
BN14 8PS

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015 (As Amended)
Schedule 2, Part 1 (Class A.1)

APPLICATION NUMBER: AWDM/0235/25

Details of Development
HOUSEHOLDER APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR SINGLE STOREY EXTENSION TO REAR OF PROPERTY MEASURING 3.5M FROM REAR WALL OF THE ORIGINAL HOUSE, MAXIMUM HEIGHT 3.8M AND HEIGHT OF EAVES OF THE EXTENSION 3M

Location of Development
49 NORTHBROOK ROAD WORTHING WEST SUSSEX BN14 8PS

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS NOT REQUIRED for the above development, registered on 24th February 2025, in accordance with the application and information submitted.

Information submitted for avoidance of doubt

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	3D24-NBR SK 01	24.02.2025
PROPERTY BLOCK PLAN	3D24-NBR SK 02	24.02.2025
DEMOLITION PLAN	3D24-NBR SK 03	24.02.2025
SITE BLOCK PLAN	3D24-NBR SK 04	24.02.2025
EXISTING & PROPOSED PLANS	3D24-NBR SK 05	24.02.2025
GROUND FLOOR PROPOSED PLAN	3D24-NBR SK 06	24.02.2025
GROUND FLOOR PROPOSED PLAN	3D24-NBR SK 07	24.02.2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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Web: www.adur-worthing.gov.uk

Ref: - AWDM/0235/25



Gary Peck
Planning Services Manager
27/03/2025

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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, 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.