

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
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BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	26
Suffix	
Property Name	
Address Line 1	Ilex Way
Address Line 2	Goring
Address Line 3	West Sussex
Town/city	Worthing
Postcode	BN12 4UY

Description of site location must be completed if postcode is not known:

Easting (x)	510896	Northing (y)	102620
Description			

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Phil and Angie

Surname

Bacon

Company Name

Address

Address line 1

26 Ilex Way

Address line 2

Goring

Address line 3

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

BN12 4UY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Chris

Surname

Pope

Company Name

Pope Stevens Architecture Ltd

Address

Address line 1

2 Beech Avenue

Address line 2

Address line 3

Town/City

Chichester

County

West Sussex

Country

United Kingdom

Postcode

PO19 3DR

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Original description: Proposed new build single-storey dwelling with access off Compton Road
Decision letter dated: 01/05/2025
Followed by: Application to vary condition 1 (approved plans) for use of garage/storage to a study off kitchen diner and bike shed in rear garden: condition 9 (windows) frosted window in south elevation, of approved AWDM/028/25
Decision letter dated: 01/09/25

Reference number

AWDM/0282/25 and 0863/25

Date of decision (date must be pre-application submission)

01/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

condition 01 confirmed

condition 02 the applicant has confirmed and notified the Council that this is a self build project, which the Council has acknowledged. The project is for 1 no. dwelling on a site less than 500m2 and therefore falls under the bio diversity net gain exemptions as defined on the gov.uk website for self build.

condition 03 confirmed

condition 04 please see schedule of external materials and finishes including photographs

condition 05 please see drawing numbers BR-07 rev01 doors and windows, plans and elevations, BR-08 rev00 cross section showing jettied front and bow window, and Smart Alitherm Heritage brochure (please note an application for non material amendment including removing chimney has been submitted ref PP-14548102, thank you)

condition 06 please see drawing number BR-06 rev04 landscaping plan

condition 07 please see drawing number BR-06 rev04 landscaping plan

condition 08 confirmed

condition 09 confirmed

condition 10 please see drawing number BR-06 rev04 landscaping plan

condition 11 please see drawing number BR-02 rev04 floor plan, showing surface water and foul drainage

conditions 12 and 13 please see Ground Management Ltd G6687 01 2 GI Report full, drawings BR02 and BR06

condition 14 confirmed and included in Construction Management Plan 250925

condition 15 please see Construction Management Plan 250925

condition 16 confirmed and in particular:

please see specialist report prepared by Therm Energy for SAP and EPC requirements

please see specialist report prepared by Snugg for ASHP requirements

an ASHP shall be installed to provide the dwelling with heating and hot water

all fittings shall be low flow and set to Building Regulations optional requirement, limiting water usage to 110 litres per person per day, please see Therm Energy confirmation of Part G compliance

an active EV charging point shall be provided on site to serve the dwelling (this is located at the front of the property next to the parking space as shown on BR-06)

condition 17 please see details provided by Snugg confirming dB rating requirement

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Schedule of Materials and Finishes, Pope Stevens Architecture Ltd

Drawing numbers BR-02 rev04, BR-06 rev04, BR-07 rev 01, BR-08 rev 00, Pope Stevens Architecture Ltd

Ground Management Ltd G6687 01 2 GI Report full prepared by Alistair Tyler

Construction Management Plan, Pope Stevens Architecture Ltd

Specialist report and information prepared by Therm Energy for SAP, EPC and Part G 110L water compliance

Specialist report and information prepared by Snugg for ASHP including required dB compliance

Smart Alitherm Heritage brochure

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ella Pope

Date

10/12/2025