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Fwd: Planning Application - Collins

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From Outlook team [REDACTED]

Date Sun 26/07/2026 16:18

To Outlook team [REDACTED]

Sent from my iPhone

Begin forwarded message:

**From:** Hannah Barker <hannah.barker@adur-worthing.gov.uk>  
**Date:** 23 April 2026 at 10:25:40 BST  
**To:** brenda collins [REDACTED]  
**Cc:** Elaine Rousseau <elaine.rousseau@adur-worthing.gov.uk>, Peter Barnett <peter.barnett@adur-worthing.gov.uk>, David Collins [REDACTED]  
**Subject:** Re: Planning Application - Collins

Dear Mr and Mrs Collins,

My email dated 24th February explains why the householder application is required in this case and why this cannot be a variation/removal of condition in this case. The content of this email is copied below for ease of reference.

*Dear Mr and Mrs Collins,*

*After consideration and referring back to the legal advice I would recommend submission of a householder application for determination. Please contact Elaine who can assist you with the relevant forms and fee if you need help, it is recommended that you submit the application online.*

*You are seeking consent to use the lower ground floor basement room as a habitable room with sleeping, (flexible use) You cannot remove or vary the condition in this case as you are only wanting to do this in relation to your address 51A Old Fort Road. As this is the only property where you propose to mitigate against the flood risk in terms of the flood barrier and provide evidence of this.*

*The previously dismissed appeal was seeking to vary the condition in relation to the 'entire' development (pair of semi detached dwellings) as approved under the original consent AWDM/2007/21.*

*AWDM/1058/24 was Approved and allowed for the basement rooms in both properties to be used as habitable with no sleeping. Make reference to the original application AWDM/2007/21 and AWDM/1058/24 in your supporting statements to explain the context under which you are applying.*

*I would suggest as a description that stated below but amend as you see fit.*

*"The construction of a flood barrier to allow for the use of the lower ground floor/basement of 51A Old Fort Road as a flexible habitable living space to include sleeping."*

*This would require a FRA which would be the copy approved under the previous consent or a new FRA to show mitigation measures and flood barrier to remove flood risk.*

*Katherine Waters stated clearly at our meeting the need to show mitigation measures to limit flood risk in this case. Risk to life is the concern here if sleeping is to be permitted within the basement at any time. She is doubtful that support could be given however can consider any evidence provided. You can also appeal the decision. The FRA and flood modelling is required here as evidence to support your proposals. Once the application has been validated we will consult with Katherine for her views based on the submitted evidence.*

*I hope this is helpful, please come back with any queries prior to submission.*

Therefore in this case a householder application is required for works/changes to 51A Old Fort Road as a single residential dwelling house.

If you were to submit a section 73 application to remove/vary the condition this would not include consent for the proposed flood wall and would be considered in relation to both 51 and 51A which is not the case here as you are only seeking to remove the condition for 51A.

Legal advice has been sought and this is the Council's advice as to the appropriate application submission in this case.

I hope this explains matters.

Hannah

**Hannah Barker**

Senior Planning Officer, Planning & Development

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