



# WORTHING BOROUGH COUNCIL

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## PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

**APPLICATION NUMBER: AWDM/1191/25**

### Details of Development

**DEMOLITION OF EXISTING EXTENSION TO NO.6 AND SUBDIVISION OF DWELLING PLOT TO PROVIDE A DETACHED 2-BEDROOM BUNGALOW TO SOUTH SIDE WITH NEW VEHICLE ACCESS.**

### Location of Development

**6 HAYLING RISE WORTHING WEST SUSSEX BN13 3AL**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 24th November 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck  
Head of Planning & Development  
26/02/2026

## 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   |
|--------------------------------------------------------|----------------|------------|
| PLANNING & DESIGN STATEMENT                            |                | 24.11.2025 |
| GROUNDWATER FLOOD RISK<br>ASSESSMENTQNovember 2025     | 96448 v1.0     | 24.11.2025 |
| PRELIMINARY ECOLOGICAL APPRAISAL 7 ROOST<br>ASSESSMENT | 22nd May 2025  | 24.11.2025 |
| BIODIVERSITY NET GAIN ASSESSMENT                       | 18th June 2025 | 24.11.2025 |
| STATUTORY BIODIVERSITY METRIC<br>CALCULATIONS          |                | 24.11.2025 |
| SITE PLAN                                              | 1:1250         | 24.11.2025 |
| BLOCK PLAN                                             | 1:500          | 24.11.2025 |
| LAYOUT PLAN (Access)                                   | 25/1601/09     | 24.11.2025 |
| PROPOSED FLOOR, ROOF PLANS & ELEVATIONS                | 25/1601/03 C   | 19.02.2026 |
| PROPOSED DETACHED DWELLING                             | 25/1601/14     | 19.02.2026 |
| EXISTING STREET SCENE                                  | 25/1601/10     | 23.01.2026 |
| LEVEL SURVEY                                           | 25/1601/12     | 23.01.2026 |
| PROPOSED STREET SCENE                                  | 25/1601/11 A   | 17.02.2026 |

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

02. No works to implement the development hereby permitted shall take place unless and until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** *In accordance with the provisions set out under Schedule 7A of the Town and Country Planning Act 1990 (as amended).*

03. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

04. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed dwelling have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

**Reason:** *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

05. Development shall not progress beyond the foundation stage unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development, plus the planting of not less than 2no new trees. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to first occupation of the dwelling.

**Reason:** *In the interests of visual amenity and the environment and to comply with policies DM5 and DM19 of the Worthing Local Plan.*

06. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the agreed walls and/or fences have been erected and they shall thereafter be retained.

**Reason:** *In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or enlarged or any incidental building over 5 cubic metres in volume erected within its curtilage.

**Reason:** *In the interests of amenity and the environment having regard to the size of the site and policy DM5 of the Worthing Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings

(other than as hereby approved) shall be formed in the north and south side elevations or any roof slope of the dwelling.

**Reason:** *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

09. Details of secure, covered cycle storage to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of the dwelling and shall thereafter be retained for such purposes.

**Reason:** *To encourage and provide for a sustainable non-car mode of transport in compliance with policy DM15 of the Worthing Local Plan.*

10. Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

**Reason:** *To ensure adequate drainage and to comply with policy DM20 of the Worthing Local Plan.*

11. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**Reason:** *To ensure the development adequately and sustainably drained in accordance with the NPPF and policies SP2 and DM20 of the Worthing Local Plan.*

12. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

**Reason:** *To ensure the development adequately and sustainably drained in accordance with the NPPF and policies SP2 and DM20 of the Worthing Local Plan.*

13. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:-

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays, Public and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

**Reason:** *To safeguard the amenities of the occupiers of neighbouring properties having regard to policy DM22 of the Worthing Local Plan.*

14. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire demolition and construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:-

- (i) the anticipated number, frequency and types of vehicles used during construction;
- (ii) the method of access and routing of vehicles during construction;
- (iii) HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA);
- (iv) the parking of vehicles by site operatives and visitors;
- (v) the loading and unloading of plant, materials and waste;
- (vi) the storage of plant and materials used in construction of the development;
- (vii) the erection and maintenance of security hoarding;
- (viii) a commitment to no burning on site;
- (ix) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- (x) methods to control dust from the site;

- (xi) a commitment to following BS5228: Code of Practice for noise and vibration control on construction and open sites;
- (xii) details of public and neighbour engagement both prior to and during construction works.

**Reason:** *In the interests of highway safety and having regard to the amenities of nearby residential occupiers.*

15. Works to implement the development shall not commence unless and until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority detailing the following:-

- (i) the proposed energy efficiency measures to achieve a minimum 20% CO2 reduction compared to Part L of the Building Regulations (2013) to be demonstrated by 'design stage' SAP calculation reports;
- (ii) details of renewable and/or low carbon energy production equipment and calculations to demonstrate that not less than 10% of the predicted energy demands of the new dwelling will be met by renewable and/or low carbon energy production equipment.

Thereafter the development shall be carried out in accordance with the details agreed in (i) and (ii) above.

A minimum B rating Energy Performance Certificate shall be provided on completion of the new dwelling.

**Reason:** *In the interest of sustainable development in accordance with policies DM16 and DM17 of the Worthing Local Plan.*

16. No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** *To provide adequate access, turning and on-site car parking spaces for the development and to comply with Policy DM5 of the Worthing Local Plan.*

17. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

**Reason:** *To provide adequate access, turning and on-site car parking spaces for the development and to comply with Policy DM5 of the Worthing Local Plan.*

18. The bathroom window in the side south elevation of the extension hereby permitted shall at all times be glazed with obscured glass not less than Level 3.

**Reason:** *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

19. Alterations to 6 Hayling Rise resulting from the demolition works granted by this permission shall be carried out in strict accordance with the permission granted under AWDM/1181/25 unless otherwise approved by a separate application in that behalf.

**Reason:** *in the interests of visual amenity as per Policy DM5 of the Worthing Local Plan.*

### **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. Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

03. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Worthing Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun

because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

04. 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](http://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](mailto:llpg@adur-worthing.gov.uk)
05. Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:  
[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

**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 or minor commercial 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 express consent for the display of an advertisement, then you must do so within 8 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://www.gov.uk/appeal-planning-decision>.
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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).