

Planning Services, Adur & Worthing Councils

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

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
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Application to determine if prior approval is required for a proposed: Change of use from
Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA

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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Durrington Bridge House, Unit 4"/>
Address Line 1	<input type="text" value="Barrington Road"/>
Address Line 2	<input type="text" value="Goring"/>
Address Line 3	<input type="text" value="West Sussex"/>
Town/city	<input type="text" value="Worthing"/>
Postcode	<input type="text" value="BN12 4SE"/>

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

Easting (x)	Northing (y)
<input type="text" value="512032"/>	<input type="text" value="103141"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

DBH Worthing Ltd

Company Name

Address

Address line 1

New Burlington House

Address line 2

1075 Finchley Road

Address line 3

Town/City

London

County

Country

Postcode

NW11 0PU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Daniel

Surname

Rose

Company Name

D. Rose Planning LLP

Address

Address line 1

19-20 Bourne Court

Address line 2

Southend Road

Address line 3

Town/City

Woodford Green

County

Country

United Kingdom

Postcode

IG8 8HD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Change of use of the building from Class E to 101 flats (65 x 1-bed units, 36 x 2-bed units).

This application proposes development similar to that consented under ref: AWDM/0016/24 which remains unimplemented. This current application entails a change to the proposed car parking provision.

Similar to AWDM/0016/24 and notwithstanding that Class MA does not provide for operational development, for completeness, this application is accompanied by proposed elevations illustrating external alterations that have been consented under planning permission ref: AWDM/0991/24. External cycle stores and refuse and recycling storage are also indicated as consented by AWDM/1104/24.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The application is supported by an Internal Daylight and Sunlight Report which contains assessment undertaken in accordance with the methodologies set out in the the BRE's 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.

The report is the same as that listed as an approved document under AWDM/0016/24 and demonstrates that all habitable rooms will meet or surpass the level of daylight recommended by the BRE.

What will be the net increase in dwellinghouses?

101

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The application is supported by a Transport Statement (TS) which highlights the site's accessibility by public transport, walking and cycling noting the site is in a sustainable and accessible location by all modes of transport. The TS describes that there are a wide range of facilities close to the site, including education, employment, retail, health and leisure uses, all of which are within a reasonable walking or cycling distance. The level of accessibility to frequent bus services, and the immediate proximity of the railway station ensures that public transport is also a viable mode of transport.

As set out and justified in the TS including with reference to the site's accessible location and anticipated car ownership, the proposed development would incorporate the provision of 79 parking spaces including disabled car parking and EV charging provision. The development also incorporates the provision of 116 cycle spaces (in excess of standards) which together with Travel Plan measures (to be secured via a condition) promotes travel by more sustainable modes.

Access arrangements to and from the site are described within the TS which includes swept path analysis demonstrating appropriate parking and turning manoeuvrability and that fire tender and refuse vehicle can safely access/egress the site.

Trip-generation analysis has also been undertaken which indicates that the proposal would not give rise to any increase or material impact in the character of traffic in vicinity of the site with a decrease in both total person and vehicular trips across the morning and evening peak period.

The TS concludes overall that the proposed development (as consistent with the previous consent) would "not result in a severe residual impact on the surrounding local highway network in accordance with the NPPF and there is no reason why this development should not be permitted."

Please provide details of any contamination risks and how these will be mitigated

As noted in the delegated report in respect of the previous consent, no contamination risks have been identified and there are no recent or known historic land uses that pose a risk. It is considered that this assessment would remain applicable.

Please provide details of any flooding risks and how these will be mitigated.

The application site in flood zone 1 equating to a very low risk of flooding from rivers or the sea. It is noted that LLFA previously proposed a condition in respect of surface water drainage and it is assumed that as there has been no change in circumstances since the consent, there would also be no objection to the current application on account of flood risk (subject to the imposition of a similar condition).

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Consistent with the previously consented application, this current submission is accompanied by a Noise Impact Assessment which concludes that development is not expected to experience a significant adverse noise impact and the site is considered acceptable for the proposed residential use. It is highlighted that there is a condition on the consented application requiring the submission and approval of an acoustic scheme, to which the applicant confirms it has no objection to its imposition on this revised application.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

not applicable

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

not applicable

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

not applicable

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: Durrington Bridge House
Number:
Suffix:
Address line 1: Barrington Road
Address Line 2:
Town/City: Worthing
Postcode: BN12 4SE

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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

Daniel Rose

Date

30/09/2025
