WORTHING BOROUGH COUNCIL

Mr Brian Elstone
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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/0999/25

Details of Development
SINGLE STOREY EXTENSION TO CLUBHOUSE WITH EXTENDED PATH AND RAMP

Location of Development
ROTARY RECREATION GROUND UPPER BRIGHTON ROAD WORTHING WEST SUSSEX

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 8th August 2025.

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

G Peck

Gary Peck
Head of Planning & Development
14/01/2026

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
LANDSCAPE	1658/009 Rev D	19.12.2025
SITE PLANS & EXTG BUILDING (not including external seating)	1658/001 Rev D	10.11.2025
PROPOSED FLOOR PLAN & FRONT ELEVATION	1658/006 Rev C	10.11.2025
PROPOSED ELEVATIONS Sheet 2	1658/007 Rev B	10.11.2025
EXISTING & PROPOSED ROOF PLANS	1658/008	08.08.2025

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

02. 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.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of the use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building in accordance with the agent's email to the Local Planning Authority on 8th Dec 2025 at 14:15, unless otherwise approved in writing by the Local Planning Authority. This condition shall apply notwithstanding the out-of-date annotation relating to the colour of external walls in drawing 1658/007 Rev B.

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

04. All upper windows in the east elevation of the extension hereby approved, and those to be formed in the approved shower area also in the east elevation, shall be permanently glazed with obscured glass not less than Level 3.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan 2020 - 2036.*

05. In accordance with drawing 1658/009 Rev D, the development shall maintain secure access for neighbouring residents of First Avenue, unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To ensure continued secure access for the benefit of neighbouring amenities with policy DM5 of the Worthing Local Plan 2020 - 2036.*

06. i) Development above ground level may not be begun unless:
(a) a biodiversity gain plan ('the plan') has been submitted to the planning authority; and
(b) The planning authority has approved the plan.

The plan shall include details of the creation of biodiversity net gain at the site comprising at least 10% of the existing biodiversity value of the development area and it shall include arrangements for subsequent management of biodiversity for a period of at least thirty years following its implementation.

ii) The plan shall be implemented prior to commencement of use of the additional floorspace created by this development, or within the next planting season immediately following this.

Reason: *To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and policy DM18 of the Worthing Local Plan 2020 - 2036.*

07. Notwithstanding any information contained in drawing 1658/001 Rev D, the area denoted by the blue lines at the northern end of the site in drawing1658/009 Rev D, which is to include a wildlife garden, shall not be used for external seating.

Reason: *In the interests of biodiversity and neighbouring amenity in accordance with policies DM5 and DM18 of the Worthing Local Plan 2020 - 2036.*

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. The applicant is recommended to include sustainable drainage techniques for the drainage of surface water associated with the development hereby approved. Examples can be found at:

https://www.ciria.org/SOILCOP/SOILCOP/Knowledgebase/What_are_SuDs_.aspx

03. Lighting and Security

Whilst this grant of planning permission does not include external lighting, it is noted that 2no. bulkhead type lights may be installed. The Authority is mindful of the balance between security and avoidance of light pollution or nuisance and would recommend that this is discussed between the applicants and the neighbouring residents. It may be that lighting of this nature, if unobtrusive, could be carried out without need for planning approval. If any further advice is required, please contact the Local Planning Authority at the Worthing Borough Planning office.

In addition, the Local Planning Authority requests that particular care is taken to keep the area around the building and between the building and neighbouring boundaries, well maintained and with continued consideration for neighbouring amenities and safety.

04. Biodiversity

Alongside the biodiversity gain plan required under condition 6 of this permission, and in accordance with agent's email of 19th December 2025, the Local Planning Authority supports the intention that bird boxes will be included in the development hereby approved and would request that this is carried out.

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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).