



WORTHING BOROUGH COUNCIL

Mr Zalman Hanovitch
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16 Francklyn Gardens
Edgware
London
HA8 8RY
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1593/24

Details of Development

**CONVERSION OF RESIDENTIAL STORAGE SPACE (C3) AT SECOND FLOOR
LEVEL TO PROVIDE ONE ADDITIONAL FLAT WITH NEW WINDOWS TO EAST
ELEVATION**

Location of Development

OCEANVIEW HEIGHTS 15 MONTAGUE PLACE 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 10th December 2024.

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

Gary Peck
Head of Planning & Development
25/08/2026

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
PROPOSED BIN _ BIKE STORAGE LOCATIONS		08.07.2025
WINDOW SPECIFICATION BROCHURE	Technical Information	28.10.2025
DESIGN & ACCESS STATEMENT (Updated)	July 2025	28.10.2025
NOVOFRAME DETAILS	Technical Catalogue	28.10.2025
MATERIALS SCHEDULE	October 2025	28.10.2025
PROPOSED PLAN BIKE STORAGE AREA	1965.EX.01	13.01.2025
PROPOSED BLOCK PLAN	1965.PR.103	08.07.2025
FRA & DRAINAGE STRATEGY		08.07.2025
SUSTAINABLE DRAINAGE ASSESSMENT	76693.03R1	08.07.2025
PROPOSED EAST ELEVATION WITHOUT OTHER BLDGS	1965.PR.102B	08.07.2025
PROPOSED EAST ELEVATION VIEW FROM BATH PLACE	1965.PR.105	08.07.2025
3D VIEWS & IMAGES X 8		08.07.2025
ENERGY STATEMENT	TBCT/25/07/WI/15MP/ES	23.07.2025
PROPOSED SECOND FLOOR PLAN	1965.PR.101 REV D	23.07.2025
INTERNAL DAYLIGHT ASSESSMENT 1 August 2025	Issue 1	05.08.2025
FIRST FLOOR EXISTING & PROPOSED	22-1425-81	10.12.2024

Reference/Drawing Number	Version	Date Rec
GROUND FLOOR EXISTING & PROPOSED	22-1425-80	10.12.2024
EXISTING SECOND FLOOR	1965.EX.101	10.12.2024
EXISTING EAST ELEVATION	1965.EX.102	10.12.2024
EXISTING & PROPOSED WEST ELEVATION	1965.EX.103	10.12.2024
LOCATION PLAN		10.12.2024

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. 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 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: *In the interest of neighbouring residential amenity.*

04. The development shall be carried out in accordance with the submitted FRA and Drainage Strategy June 2020 and Sustainable Drainage Assessment report reference 76693.03R1 which shall be fully implemented prior to occupation of the development and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To ensure the provision of a satisfactory drainage scheme.*

05. The development shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy (dated June 2020) including recommended mitigation measures which shall be fully implemented prior to

occupation of the development and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To adequately prevent the development from flood risk.*

06. The development shall be carried out in accordance with the submitted Energy Statement ref: TBCT/25/07/WI/15MP/ES (dated 04.07.2025) including Co2 reduction and energy efficiency measures, and use of renewable/low carbon energy, which shall be fully implemented prior to occupation of the development and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: *To minimise vulnerability and provide resilience to the effects of climate change having regard to policies DM16 and DM17 of the Worthing Local Plan and the NPPF.*

07. The external materials and finishes of the development hereby permitted shall, prior to the use of the additional accommodation thereby created, be completed to match the existing building and in accordance with the approved Materials Schedule and specifications.

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

08. Secure covered cycle parking shall be provided for the development in accordance with the approved details and shall be made available for use prior to the first occupation of the development hereby permitted and shall be retained for such use at all times thereafter.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.*

09. The dwelling hereby permitted shall not be occupied until refuse/recycling/composting storage enclosures and facilities have been provided in accordance with the details hereby approved and shall thereafter be retained and used only for the storage of refuse/recycling/composting.

Reason: *In the interests of amenity and the environment having regard to policies DM5 and DM16 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. 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 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
03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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(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).