Appeal 6001242

# Appeal questionnaire

Submitted on 12 November 2025.

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| **Appeal type** | Full planning |
| **Appeal site** | 1 Phrosso Road, Worthing, BN11 5SJ |
| **Appellant contact details** | Nigel Crawley<br>nigelcrawleyarchitect@gmail.com<br>07887776959 |
| **Application number** | AWDM/0060/25 |

## Constraints, designations and other issues

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| **Is a planning appeal the correct type of appeal?** | Yes |
| **Changes a listed building** | No |
| **Affects a listed building** | No |
| **Affects a scheduled monument** | No |
| **Conservation area** | No |
| **Protected species** | No |
| **Green belt** | No |
| **Is the site in a national landscape?** | No |
| **Designated sites** | No, it is not in, near or likely to affect any designated sites |
| **Tree Preservation Order** | No |
| **Gypsy or Traveller** | No |
| **Public right of way** | No |

## Environmental impact assessment

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| **What is the development category?** | Other |

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| **Issued screening opinion** | No |
| **Did the applicant submit an environmental statement?** | No |

## Notifying relevant parties

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| **Who was notified** | LIST OF CONSULTEES.pdf (/document/294d2993-0d91-466a-826c-be024b40fd9b)<br>Original NN List.pdf (/document/aaf966a1-fcdc-4055-b1d6-e39d0a711f88) |
| **Type of notification** | Letters or emails to interested parties |
| **Letter sent to neighbours** | Original NN Letter.pdf (/document/bb8f2098-771b-4fb2-b88f-28a9617ca273)<br>Original NN List.pdf (/document/46ba2a9b-db83-41f6-b1ee-e9f212ec12f5) |
| **Appeal notification letter** | AP Neighbours Notified List 11.11.25.pdf (/document/38840626-854d-49ed-9e1b-7d28aa812483)<br>AP Neighbour Notify Letter 11.11.25.pdf (/document/cf90876c-2192-4791-bcb0-801270a18dab) |

## Consultation responses and representations

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| **Statutory consultees** | Yes<br>WSCC Local Highway Authority<br>Southern Water<br>Adur & Worthing Council's Drainage Consultant |
| **Responses or standing advice to upload** | Yes |
| **Upload the consultation responses and standing advice** | Southern Water Plan.pdf (/document/c5ddf69e-c96e-4ab2-852c-0f40081970dc)<br>EH Response.pdf (/document/f7b4f551-2a63-4961-b656-208fbaa0cf68)<br>AWC Drainage Consultant.pdf (/document/38ecd47a-5f86-4559-8311-737be3d0611f)<br>WSCC Highways.pdf (/document/275d5cb6-801e-4fb4-93b1-73c39b43ffdb)<br>Southern Water.pdf (/document/19653d64-d012-42f3-96fb-a6f106ef47e6) |
| **Representations from other parties** | Yes |
| **Upload representations from other parties** | Rep 6.pdf (/document/0f04eacd-6f4b-43a7-ab54-208a18898d03)<br>Rep 1.pdf (/document/d2f4c57c-fb73-4443-894f-602e2500cbd7) |

Rep 4.pdf (/document/473ff132-bbad-4651-a005-79a8dda14e87)
Rep 5.pdf (/document/4ab00f71-92b3-45a5-b3d4-9dbe015ed2b6)
Rep 7.pdf (/document/d03cdf36-c920-4eda-ae05-d4b1d61456b5)
Rep 3.pdf (/document/bdf75c3a-9e9e-44fb-8302-eeae9c93c969)
Rep 2.pdf (/document/5f83f253-0dcd-4f88-a852-f6c8d38d1408)

## Planning officer's report and supporting documents

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| **Upload planning officer's report** | Officer delegated report.pdf (/document/29266cca-c91b-4cfb-993a-aa1f80b6a2f6) |
| **Do you have any relevant policies from your statutory development plan?** | Yes |
| **Policies from statutory development plan** | DM5 - Quality of the Built Environment.pdf (/document/49b57f99-8fc7-4c50-aebf-6f98bdfe9ff2)<br>Worthing Local Plan 2023 - Front Cover.pdf (/document/92e43d7f-00b7-447c-ab9e-b0436154a7b2) |
| **Emerging plans** | No |
| **Do you have any other relevant policies?** | No |
| **Supplementary planning documents** | Yes |
| **Upload supplementary planning documents** | SPD Guide for Residential Development Adopted 2013Â (227KB).pdf (/document/c343171b-d094-493e-94db-d767e569a94a) |
| **Community infrastructure levy** | Yes |
| **Upload your community infrastructure levy** | CIL Charging Levy Aug 2021.pdf (/document/c5090805-a691-4ecd-8d71-cf8878742ff7) |
| **Community infrastructure levy formally adopted** | Yes |
| **Date community infrastructure levy adopted** | 1 August 2021 |

## Site access

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| **Access for inspection** | Yes<br>Site not entirely visible from road |
| **Might the inspector need to enter a neighbour's land or property?** | No |

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| **Potential safety risks** | No |

## Appeal process

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| **Procedure type** | Written representations |
| **Appeals near the site** | No |
| **Extra conditions** | Yes<br>Construct and retain parking spaces<br>Agree and provide cycle parking provision<br>Southern Water condition<br>Agree and implement surface water drainage scheme prioritising SUDS<br>Agree maintenance and management of agreed sustainable drainage scheme<br>Control Hours of Construction (as recommended)<br>Agree and implement Construction Method Statement including dust suppression scheme<br>Agree details of Air Source Heat Pump in accordance with Chartered Institute of Environmental Health and Institute of Acoustic's Guidance : "Heat Pumps: Professional Advice Note"<br>Agree and implement boundary treatment<br>Agree and implement hard and soft landscaping scheme<br>Remove 'permitted development' entitlements for enlargements of the dwelling under Part 1, Schedule 2 of the GPDO<br>No additional window or other openings (other than as approved) to the side elevations of the dwelling |