WORTHING BOROUGH COUNCIL

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GB

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0920/26

Details of Development
TWO STOREY REAR EXTENSION. REMOVAL OF 2NO. CHIMNEYS. ROOMS IN ROOF WITH REAR HIP TO GABLE ROOF EXTENSION, SOUTH SIDE DORMER, FRONT AND SIDE ROOFLIGHTS. SINGLE STOREY EXTENSION TO NORTH SIDE WITH ASHP TO FRONT (EAST), AND ASSOCIATED CONVERSION OF EXISTING GARAGE BUILDING INTO GYM/OFFICE SPACE

Location of Development
97 HEENE ROAD WORTHING WEST SUSSEX BN11 4PG

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 6th August 2026.

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
28/10/2026

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 ELEVATIONS	A.201 REV D	21.09.2026
PROPOSED ROOF PLAN	A.103 REV C	21.09.2026
PROPOSED FIRST & SECOND FLOOR PLANS	A.102 REV D	21.09.2026
PROPOSED GROUND FLOOR PLAN	A.101 REV E	21.09.2026
PROPOSED SECTIONS	A.301 REV D	21.09.2026
ARBORICULTURAL IMPACT ASSESSMENT	26-5837-09-8 V1.1	20.10.2026
SITE PLAN & LOCATION PLAN	A.001	06.08.2026
EXISTING ROOF, FIRST FLOOR AND GROUND FLOOR PLANS	A.100	06.08.2026
EXISTING ELEVATIONS	A.200	06.08.2026
EXISTING SECTIONS	A.300	06.08.2026
PROPOSED ASHP DESIGN		06.08.2026

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 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

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

04. 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 shall be formed in the South side wall of the 2-storey rear extension or the North side wall of the single-storey side extension.

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

05. The existing flint boundary wall on the North site boundary shall be retained and any damage to it caused during the construction works for the single-storey side extension hereby permitted shall be made good to match the cobbled flint work, mortar colour and pointing style of the existing wall prior to first occupation of the extension.

Reason: *To safeguard the character and appearance of the Conservation Area and to comply with policies DM5 and DM24 of the Worthing Local Plan.*

06. Unless otherwise approved in writing by the Local Planning Authority the roof lights hereby permitted shall comprise Velux Heritage Conservation roof lights Model PC08.

Reason: *In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area in accordance with policies DM5 and DM24 of the Worthing Local Plan.*

07. The development hereby permitted shall be carried out in accordance with the foundation design, tree protection and mitigation measures set out in Section 5.14 of the submitted Arboricultural Impact Assessment for the duration of the construction works.

Reason: *To protect the existing trees (including the offsite Bay tree) from damage and to comply with policies DM5 and DM19 16 of the Worthing Local Plan.*

08. The noise emissions from the air source heat pump (ASHP) hereby permitted shall not exceed 37dB(A) at 1 metre from any neighbouring habitable room window or door in accordance with the Microgeneration Certification Scheme (MCS) 020 a).

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

09. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 09.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies DM5 and DM22 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. SOUTHERN WATER

The Applicant is advised that due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call the Southern Water Customer Service Desk on 0330 303 0119.

For further assistance, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (TEL: 0330 303 0119)
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk Yours faithfully,
Future Growth Planning Team
Developer Services
Southernwater.co.uk/developing-building/planning-your-development

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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, and you want to appeal, then you must do so within 12 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-householder-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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).