

Appeal 6014312

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	65A (Land at corner of Union Place and South of 65), High Street, Worthing, BN11 1LG
Agent contact details	Alex King aka.management.25@gmail.com 07923044898
Application number	AWDM/0483/26

Before you start

Which local planning authority (LPA) do you want to appeal against?	Worthing
What is your appeal about?	Full planning
What date did you submit your application?	17 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	22 Jul 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	David King
Application reference	AWDM/0483/26
Contact details	Alex King
Phone number	07923044898
Site address	65A (Land at corner of Union Place and South of 65) High Street

What is the area of the appeal site?	57 m ²
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor retail and services
Enter the description of development	The construction of a small, detached, use class E, kiosk on and infill site located on the High Street.
Did the local planning authority change the description of development?	Yes
Why are you appealing?	1. Storm House List entry 1263175 (Grade II) Only describes front facade. The original setting does not exist. The site is not in a conservation area. 2. Evidence shows large buildings on the application site prior to the modern road widening. The proposal is substantially smaller than the building previously on the site and would be the smallest building on the high street. 3. The recently approved Union Gardens development on the opposite side of the Union Place is 4 storeys rising to 8 and 11 storeys, with a total site area of 10,700m² (Google) and will overshadow the Listed building. In terms of scale and mass, the kiosk would be significantly smaller at 25m² with minimal impact. 4. BNG was via The Planning Portal recommended specialist. Oliver (447867811698) stated that the site was “exempt” (the call was recorded 17/04/26) as “zero habitats impacted”. We followed the advice of the approved specialist and this formed part of the application. ‘If the LPA concludes the exemption does not apply, the application is not validated until the required BNG information is supplied’. The application was validated. 5. The Appellant will accept a condition to submit a 2nd BNG

assessment if required.

6. We believe that the proposed kiosk enhances the Listed building by creating an easterly view from Union Place of a flint wall, rather than a busy traffic intersection and supermarket. It provides affordable space for a small, local business opposite a major new development.

Preferred procedure	written
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Are there other appeals linked to your development?	No
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Did the appellant apply for an award of appeal costs?	No
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Appellant's documents

Application form	kiosk Worthing Application Form.PDF (/published-document/38f915ef-776d-47e7-9d73-ea2482da7ccb)
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Decision letter	Worthing Refusal Notice Full Application 260722 204952.pdf (/published-document/05ac0efd-3040-4534-b89e-c1624f2a4710)
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Separate ownership certificate in application	No
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Evidence of agreement to change description of development	0 0 Worthing evidence change of address.jpg (/published-document/f94d8227-6467-44c7-97d8-9e0787c1fb38)
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Environmental statement	No
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