WORTHING BOROUGH COUNCIL

Mr Luke Ansell
Build View
113 Sea Road
East Preston
Littlehampton
BN16 1NX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0790/25

Details of Development
PROPOSED REDEVELOPMENT OF THE EXISTING COMMUNITY/PARISH CENTRE (USE CLASS F1/F2) INCLUDING SINGLE-STOREY REAR EXTENSION; SINGLE-STOREY SIDE /FRONT INFILL EXTENSION; REMOVAL OF THE MIDDLE OF THE BUILDING AND FORMATION OF A TWO-STOREY GLAZED INFILL EXTENSION, NEW EXTERNAL DOORS AND WINDOWS, AND ASSOCIATED WORKS.

Location of Development
117 BROADWATER ROAD WORTHING WEST SUSSEX BN14 8HT

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 24th June 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
20/05/2026

Adur & Worthing Councils, Development Management, Place Directorate,
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Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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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
STATUTORY BIODIVERSITY METRIC		13.01.2026
BIODIVERSITY NET GAIN STATEMENT	LLD3695-ECO-REP-001	13.01.2026
DESIGN & ACCESS STATEMENT	REV 01	24.06.2025
EXTG & PROPOSED GROUND FLOOR & ROOF PLANS	A01 REV2	24.06.2025
EXTG & PROPOSED FIRST FLOOR PLAN	A02 REV2	24.06.2025
EXTG & PROPOSED EAST & WEST ELEVATIONS	A03 REV2	24.06.2025
EXTG & PROPOSED SOUTH & NORTH ELEVATIONS	A04 REV2	24.06.2025
LOCATION & BLOCK PLAN	A05 REV2	24.06.2025
PROPOSED ROOF PLAN, PROPOSED EAST & WEST ELEVATIONS	A06 REV2	24.06.2025
GALLERY STRUCTURE	A07 REV2	24.06.2025
AV STEEL 20 FILM	Data Specification	15.09.2025
FILM & OVERLOOKING VIEW	A08	15.09.2025

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. Prior to commencement specifications detailing the materials, colour, extent and level of obscurity, position, luminance and timing of lighting and sustainable qualities of the glazed atrium, including detailing the dimensions/ profiles/ proportions of the frame(s) and glazing bars, the pattern of opening windows, the position of any trickle vents, the set back of the window from the external wall face; and the window heads and sills, have been submitted to and approved in writing by the Local Planning Authority. The windows and lighting shall only be installed in accordance with the approved details.

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

04. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

05. No work for the implementation of the development hereby permitted shall take place except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 08.00 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 nearby properties having regard to policy DM5 of the Worthing Local Plan (2023).*

06. The Biodiversity Net Gain Plan shall be prepared in accordance with the BNG Metric deposited 13/01/2026 and BNG Statement deposited 13/01/2026 prepared by Lizard Landscape Design and Ecology

Reason: *To ensure the protection, conservation and enhancement of biodiversity in accordance with Policy DM18 of the Worthing Local Plan and the NPPF.*

07. The development shall not commence until a Landscape and Ecological Management Plan has been submitted to and agreed in writing by the Local Planning Authority which shall include management and monitoring to maintain habitat in accordance with the Biodiversity Gain Plan for a minimum period of 30 years from the completion of the development.

Reason: To ensure that the proposed habitats are delivered and target conditions are achieved and maintained for at least 30 years.

08. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

Reason: *In the interests of visual amenity and the environment and to comply with Policies DM5 and DM18 of the Worthing Local Plan.*

09. No additional external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard the amenities of nearby residential occupiers and to comply with policy DM5 of the Worthing Local Plan.*

10. Prior to commencement of development, full details of the internal works for the extraction and disposal of cooking odours from the kitchen (including acoustic attenuation where necessary) shall be submitted to and approved in writing by the Local Planning Authority. Any external works shall require a separate planning application. The approved equipment shall be installed in full before any primary cooking takes place and shall thereafter be maintained and operated in accordance with the manufacturer's instructions

Reason: *In the interests of amenity having regard to policies DM5 and DM22 of the Worthing Local Plan.*

11. The hall hereby approved shall only be used between the hours of 8:00 and 23:00 of the same day on Monday to Sunday (12:30 am at New Year) and all activity associated with the hall shall cease at the premises within half an hour of this closing time.

    Reason: In the interests of amenity having regard to policies DM5 and DM22 of the Worthing Local Plan.

12. The garden area shall only be used in association with the community/parish centre and shall not be used after 23:00 hrs on any day. Amplified music shall not be played in the garden after 22:00 hrs and shall be controlled so as not to cause undue disturbance to neighbouring properties (measured at the boundary with the nearest residential properties to the west)

    Reason: *In the interests of amenity having regard to policies DM5 and DM22 of the Worthing Local Plan.*

13. All windows and doors facing neighbouring residential properties to the west shall remain shut after 22:00 hrs when amplified music is being played within the hall.

    Reason: *In the interests of amenity having regard to policies DM5 and DM22 of the Worthing Local Plan.*

14. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

    Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Informatives / Notes to Applicant

1. 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.

2. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority; and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Worthing Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

STATUTORY EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and:
(i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
(ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural
Communities Act 2006); and
ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose

incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
4.5 Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and
iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

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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).