Expiry Date - 12/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1324/25 Recommendation: – APPROVE

Site: Bull Inn Goring Street Worthing West Sussex

Proposal: Retrospective application for timber pergola in pub garden

Application Number: AWDM/1325/25 Recommendation: – APPROVE

Site: Bull Inn Goring Street Worthing West Sussex

Proposal: Listed Building Consent for Retrospective application for timber pergola in pub garden

Date of Site Visit: 21/10/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on a corner plot to the west of Goring Street and to the north of Fernhurst Drive and backing onto Goring Recreation Ground to the rear. The surrounding area is predominantly residential and the Goring Hall Hospital lies further to the south of the site. The site is within the Goring Hall Conservation Area and the building is grade II listed with the following list description:

GORING STREET 1. 5406 (West Side) Goring-by-Sea, The Bull Inn TQ 10 SW 24/231 II 2. Grade II - 21 MAY1976. Exterior C18, but interior in part earlier. 2 storeys and attic. Main block symmetrical. 3 sash windows (with keystones above), the middle one narrower and the upper ones with glazing bars. A probably modern doorway with flat hood on moulded brackets. Renewed tiled roof of slightly broken, steep pitch. Gable chimneys. Front painted, south end flint and brick. Lower 2-storey south extension of flint and brick, perhaps partly older. One sash window above, forward projection below (with flat top, forward tiled pitch and shallow bow window in flat opening). Gable chimney. Tiled roof with flat top and short tiled pitches. Interior has exposed timber framing and floor below ground level. Listing NGR: TQ1053402690

The property comprises a detached two storey building with single storey additions, the elevations are a mixture of flint and brick along with painted brickwork and render with a tiled pitched roof and timber frame windows. The pub garden extends to the rear (north) and side (west) of the building and is enclosed by a flint wall, part with timber picket fence above and hedging. The rear boundary with the recreation ground is screened by mature trees and hedging. Access to the property is via the east and south and there is parking to the front and side of the building. There are no protected trees on site.

Proposal

Retrospective Planning Permission and Listed Building Consent are sought for retention of a pergola within the pub garden.

The pergola is located to the north of the pub and within the garden, approximately 1.85m from the north boundary of the site. The pergola measures 6.65m wide x 5.2m deep x 2.8m high and is constructed from timber with open sides and roof and extends over an external seating area. The timber is untreated and will be left to weather naturally over time. No part of the pergola is attached to the building.

The pergola was constructed in April 2025.

Relevant Planning History:

07/0601/FULL - Erection of new timber close boarded fencing and gates and installation of 2 jumbrellas, heaters and lighting to provide a covered smoking area.
STATUS: Conditional Consent 5th July 2007.

07/0603/LBC - Application for Listed Building Consent for the erection of new timber close boarded fencing and gates and installation of 2 jumbrellas, heaters and lighting to provide a covered smoking area.
STATUS: Conditional Consent 5th July 2007.

AWDM/1151/16 - New ramped access to main door and alterations of existing steps, both with timber handrails; alterations to existing entrance door and associated internal alterations.
STATUS: Application Permitted 6th October 2016.

AWDM/1152/16 - Listed Building Consent for new ramped access to main door and alterations of existing steps, both with timber handrails; alterations to existing entrance door and associated internal alterations.
STATUS: Application Permitted 6th October 2016.

AWDM/0644/25 - Repairs to existing flint wall and rebuilding of damaged section
STATUS: Application Permitted 18th July 2025.

AWDM/0645/25 - Listed Building Consent for repairs to existing flint wall and rebuilding of damaged section
STATUS: Application Permitted 18th July 2025.

Consultations

Environmental Protection, Environmental Health & Licensing – *No comments*

The Worthing Society - *No objection. The pergola is not a permanent feature and will not have a detrimental effect on the character or setting of the Grade II Listed Building.*

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM 23 and DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
Goring Hall Conservation Area Appraisal 2024

Planning Assessment:

There is no objection in principle to the upgrading of commercial property within the built-up area subject to consideration of any impacts on the visual and residential amenities of the locality. The property is a grade II listed building and therefore the key considerations are the effect on the historic significance of the Listed Building, its setting and features of special architectural or historic interest, and on the character and appearance of the Conservation Area. Great weight is given to protecting the building from harm or loss that would affect its special interest and character.

Paragraph 212 of the NPPF states: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Impact on Listed Building, Conservation Area and Visual Amenity

The Conservation area appraisal states:

4.19 The Bull's Head and the flint wall to the north marks the northern extent of the conservation area. This building has entrances on Goring Street and can be accessed off Fernhurst Drive. The Bull's Head is surrounded by areas of hardstanding, in contrast to the more verdant character found elsewhere within the conservation area. To the west (rear) of the building there is a beer garden which reflects the green character of the area with mature trees and open space, but to the front of the public house the carpark provides a large area of hardstanding that detracts from its setting. A flint boundary wall runs to the north of The Bull's Head alongside the pavement of Goring Street and is another example of this type of boundary treatment that is seen throughout the local area.

4.26 The Bull's Head (listed grade II) is an important historic building, the oldest within the conservation area, and while the façade dates to the 18th century, internally there are signs of an earlier building. It is of vernacular materials -brick and flint, although the front elevation has been painted. The building is surrounded to the east and south with hard-standing, in contrast to the greener character of the rest of the conservation area. Its location on Goring Street and on the approach to Goring Hall makes it an important focal point within the conservation area.

4.28 Within the conservation area there is a clear contrast in the informality of the buildings, walls, layouts and road patterns associated with the older area, particularly

around The Bull's Head, in comparison to the formality of the layout and landscaping associated with the Goring Hall estate.

4.33 The unifying feature of the conservation area are the extensive flint boundary walls, which surround the historic Goring Hall estate and the land to the north of The Bull's Head. The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed cobbled flints, while others are made of broken flints laid in a more random arrangement.

4.36 The listed buildings and most of the flint boundary walls should be considered to contribute positively to the character and appearance of the Goring Hall Conservation Area.

The pergola that is the subject of these applications is located within the pub garden to the rear of the building. Views of this structure from outside the site are very limited however glimpses are possible from Fernhurst Drive to the south-west of the site. These views are partly obscured by the picket fencing on top of the flint wall. Views from the recreation ground to the rear are completely screened by the mature trees and hedging to the boundary and views from the east and south are screened by the existing pub building. There is no adverse impact on the character or appearance of the conservation area as a result of a pergola retained in this position.

The pergola is a simple, open structure, constructed from timber and designed to provide a focal point within the pub garden. This type of feature is a fairly typical addition to many pub gardens. The structure is not overly large or out of scale with its surroundings. The open nature of the pergola maintains views through the site and does not detract from the setting of the listed building. The structure is not attached to the listed building or listed garden wall that was recently repaired and does not harm the historic interest, fabric or features of the building.

Retention of the pergola in this position would not result in harm to the heritage features or special interest of the Grade II Listed Building, or have any adverse impact on the character or appearance of the Conservation Area or the visual amenities of the locality.

Residential Amenity

The pergola is located within the pub garden and within an existing external seating area and would not increase use of this area or have any additional impact on the residential amenities of neighbours in the locality.

Recommendation:

AWDM/1324/25 – Retrospective application for timber pergola in pub garden

APPROVE subject to Conditions:-

1. Drawing Numbers

AWDM/1325/25 – Listed Building Consent for Retrospective application for timber pergola in pub garden

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Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Amanda Haslett	Date: 08/12/25
Authorised by:	Jo Morin	Date: 09.12.2025