WORTHING BOROUGH COUNCIL

Jaimie Blomqvist
Krona Design Ltd.
Storm House
4 Union Place
Worthing
BN11 1LG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0961/25

Details of Development
PROPOSED DEMOLITION OF EXISTING CAFE (USE CLASS EB) AND CONSTRUCTION OF NEW GARAGE AT 29 RICHMOND ROAD. CHANGE OF USE OF 29 RICHMOND ROAD TO RESIDENTIAL USE AS PART OF 31 RICHMOND ROAD. CONSTRUCTION OF NEW FRONT BOUNDARY WALL. NEW CONSERVATION ROOFLIGHTS TO ANCILLARY BUILDING, NEW SIDE EXTENSION TO ANCILLARY BUILDING. RELOCATION OF DROPPED KERB CREATING NEW ONE AND REMOVING THE EXISTING

Location of Development
SITE OF 29 AND 31 RICHMOND ROAD WORTHING WEST SUSSEX

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 26th August 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
11/02/2026

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
EXISTING FLOOR & ROOF PLANS	KD.1698 A.101 A	06.11.2025
PROPOSED FLOOR & ROOF PLAN	KD.1698 A.103 F	06.11.2025
EXISTING & PROPOSED EAST BOUNDARY ELEVATION	KD.1698 A.204	06.11.2025
PROPOSED ELEVATIONS & SITE SECTIONS	KD.1698 A.202 F	07.01.2026
DETAILS	KD.1698 A.400 A	07.01.2026
PLANNING, DESIGN AND ACCESS STATEMENT		26.08.2025
SUPPORTING STATMENT	CA003 Iss I	26.08.2025
BLOCK PLAN & LOCATION PLAN	KD.1698 A.001	26.08.2025
EXISTING SITE	KD.1698 A.100	26.08.2025
PROPOSED SITE	KD.1698 A.102 C	26.08.2025
EXISTING STREET ELEVATION & SITE SECTIONS	KD.1698 A.200	26.08.2025
EXISTING SITE SECTIONS	KD.1698 A.201	26.08.2025

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 of above ground works, the proposed materials to include brick type, roof tiles and mortar, shall be submitted to the Local Planning Authority for approval in writing. The external materials thus permitted shall, prior to commencement of the garage and extension, be completed in full in line with the details thus approved and in accordance with condition 4. The materials shall thereafter be retained in accordance with the details approved.

Reason: *In the interests of preserving the appearance of the conservation area and to comply with policies DM5 and DM24 of the Worthing Local Plan 2023.*

04. Notwithstanding the details on the approved plans, a dry verge system to the front elevation of the garage shall be provided using traditional materials and techniques only in accordance with the confirmation email from the agent dated 20th December 2025

Reason: *In the interests of visual amenity and the preservation of the conservation area and to comply with policies DM5 and DM24 of the Worthing Local Plan 2023.*

05. 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 (other than as hereby approved) shall be formed in the garage.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing local Plan 2023.*

06. The garage and extension hereby permitted shall only be occupied for purposes ancillary to the occupation and enjoyment of 31 Portland Road as a whole as a single dwellinghouse and curtilage and shall not be used separately from the main dwelling.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan 2023.*

07. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved plan.

Reason: In the interests of road safety.

08. No part of the development shall be first occupied until such time as the existing vehicular access onto Richmond Road has been physically closed in accordance with the approved plan.

Reason: In the interests of road safety.

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. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

03. The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

04. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

05. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

06. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Ref: AWDM/0961/25

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

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 or minor commercial 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 express consent for the display of an advertisement, then you must do so within 8 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-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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.
Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).