



WORTHING BOROUGH COUNCIL

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1518/25

Details of Development

TWO-STOREY SIDE EXTENSION AND A PART SINGLE-STOREY, PART TWO-STOREY REAR EXTENSION

Location of Development

28 WINDSOR ROAD WORTHING WEST SUSSEX BN11 2LX

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 4th December 2025.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
02/02/2026

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
DESIGN & ACCESS STATEMENT	December 2025	04.12.2025
FLOOD RISK ASSESSMENT	01/12/2025	04.12.2025
LOCATION PLAN	130/SK01 P2	04.12.2025
EXISTING SITE PLAN	130/SK02 P2	04.12.2025
EXISTING GROUND & FIRST FLOOR PLANS	130/SK03 P2	04.12.2025
EXISTING LOFT & ROOF PLANS	130/SK04 P2	04.12.2025
EXISTING FRONT & REAR ELEVATIONS	130/SK05 P2	04.12.2025
EXISTING NORTH & SOUTH ELEVATIONS, GARAGE ELEVATIONS	130/SK06 P2	04.12.2025
EXISTING SECTION S1 & SECTION S2	130/SK07 P2	04.12.2025
PROPOSED SITE PLAN	130/SK08 P1	04.12.2025
PROPOSED GROUND FLOOR PLAN	130/SK09 P1	04.12.2025
PROPOSED FRONT & REAR ELEVATIONS	130/SK13 P1	04.12.2025
PROPOSED FIRST FLOOR PLAN	SK10 P2	29.01.2026
PROPOSED LOFT PLAN	SK11 P2	29.01.2026
PROPOSED ROOF PLAN	130/SK12 P2	29.01.2026
PROPOSED NORTH & SOUTH ELEVATIONS	130/SK14 P2	29.01.2026
PROPOSED SECTION S1 & SECTION S2	130/SK15 P2	29.01.2026

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 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external walls, windows and roof(s) of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building unless as otherwise specified on the approved plans.

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)(England) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), the use of metal cladding and modern glazing is permitted to the rear extension only and on no other part of the property.

Reason: *For the avoidance of doubt and in the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

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 north or south side walls of the extensions.

Reason: *To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.*

06. 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 part of the roof of the extension hereby permitted shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

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

07. The stair window in the south side elevation of the extension hereby permitted shall be obscure-glazed and non-opening and it shall not subsequently be altered in any way. Obscured glass shall be not less than Level 3.

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

Informatives / Notes to Applicant

01. 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.
02. We have identified a surface water flood risk at the rear of the site, therefore appropriate flood resistance and resilience measures should be considered within the development.
03. The applicant should consider the use of SuDS (such as planters and water butts), where possible, within their drainage strategy to provide runoff betterment

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(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, 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).