



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
Schedule 2, Part 3 Class MA

APPLICATION NUMBER: NOTICE/0019/25

Details of Development

APPLICATION FOR PRIOR APPROVAL OF PROPOSED CHANGE OF USE OF THE BUILDING FROM CLASS E TO 101 FLATS (65 X 1-BED UNITS, 36 X 2-BED UNITS).

Location of Development

UNIT 4 DURRINGTON BRIDGE HOUSE BARRINGTON ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify that PRIOR APPROVAL IS REQUIRED for the above development from the Local Planning Authority and hereby GRANTED, in accordance with the application and information registered on 3rd October 2025.

This is subject to compliance with the conditions specified overleaf.

Gary Peck
Head of Planning & Development
04/03/2026

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
PROPOSED GROUND FLOOR PLAN	1362.100 B	08.01.2026
DAYLIGHT & SUNLIGHT REPORT	24-13490	03.10.2025
NOISE IMPACT ASSESSMENT	VA5446.240807.NIA	03.10.2025
TRANSPORT STATEMENT	R-25-0121	03.10.2025
SITE LOCATION LAN	1367.001	03.10.2025
EXTG BLOCK PLAN	1367.002	03.10.2025
PROPOSED SITE PLAN	1367.003	03.10.2025
EXTG GROUND FLOOR PLAN	1362.010	03.10.2025
EXTG FIRST FLOOR PLAN	1362.011	03.10.2025
EXTG SECOND FLOOR PLAN	1362.012	03.10.2025
EXTG THIRD FLOOR PLAN	1362.013	03.10.2025
EXTG FOURTH FLOOR PLAN	1362.014	03.10.2025
EXTG SOUTH ELEVATION	1362.020	03.10.2025
EXTG NORTH ELEVATION	1362.021	03.10.2025
EXTG WEST (SIDE) ELEVATION	1362.022	03.10.2025
EXTG EAST (SIDE) ELEVATION	1362.023	03.10.2025
EXTG SECTION C-C	1362.030	03.10.2025
PROPOSED FIRST FLOOR PLAN	1362.101 A	03.10.2025
PROPOSED SECOND FLOOR PLAN	1362.102 A	03.10.2025
PROPOSED THIRD FLOOR PLAN	1362.103 A	03.10.2025

Reference/Drawing Number	Version	Date Rec
PROPOSED FOURTH FLOOR PLAN	1362.104 A	03.10.2025
PROPOSED ROOF PLAN	1362.105	03.10.2025
PROPOSED SOUTH ELEVATION	1362.200	03.10.2025
PROPOSED NORTH ELEVATION	1362.201	03.10.2025
PROPOSED WEST (SIDE) ELEVATION	1362.202	03.10.2025
PROPOSED EAST (SIE) ELEVATION	1362.203	03.10.2025
PROPOSED SECTION C-C	1362.300	03.10.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. No part of the development shall be first occupied until details of the existing surface water drainage scheme and any proposed/required changes has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and management of the surface water drainage scheme must be submitted and approved in writing and maintained in accordance with approved details for the lifetime of the development.

Reason: *To ensure the surface water flood risk is adequately addressed and not increased in accordance with the NPPF and Policy DM20 of the Worthing Local Plan.*

03. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport in accordance with the NPPF and policy DM15 of the Worthing Local Plan.*

04. No dwelling shall be occupied until an acoustic scheme for the development has been submitted to and agreed by the Local Planning Authority. The acoustic scheme shall include mechanical MVHR ventilation in the homes overlooking the railway in order to negate the need to open windows for thermal comfort at night. The approved mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

Reason: *To protect future occupiers from noise disturbance in accordance with the NPPF and Worthing Local Plan Policies DM5 and DM22 and Planning Noise Advice Document Sussex.*

05. No part of the development shall be first occupied until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall detail management measures to ensure that parking spaces are used efficiently. The Plan thereby approved shall be permanently adhered to, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the provision of well-located and efficiently used car-parking facilities and sustainable parking, to serve the development in accordance with policy DM15 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. Please note there are LV underground cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 (Avoiding Danger from Underground services). This document is available from local HSE office.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

You can also find support and application forms on our website [Moving electricity supplies or equipment | UK Power Networks](#)

03. The removal of the ground floor flats creates large spaces on each side of the building that have been labelled as 'communal amenity'. As the adjacent flats all rely on these spaces for access/egress, management of these spaces will be required to ensure that a hazard does not occur, as defined by the Housing Act 2004 and the Housing Health and Safety Rating System and to avoid enforcement. These areas will need to remain clear and free of fire safety risks that may impede escape or provide a source of combustion/ignition. It would also not be ideal for people to congregate in this area due to potential noise disturbance and fear of crime.
04. Evidence is required to show that all points inside all Flats are within 45 metres of a fire appliance location in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a

direct line or arc measurement, as this type of measurement is very rarely achievable due to obstructions. Any areas not within the 45-metre distance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standard.

05. It is recommended that construction or demolition works, including the use of plant and machinery, should only take place on the site between 08.00 and 18.00hrs on Monday to Friday and between 08:00 and 13.00hrs on Saturdays. No work on the site should be undertaken on Sundays or on Bank or Public Holidays.
06. 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
07. 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; Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk
08. The developer should engage with Network Rail's ASPRO team, (which can be found at the following link: <https://www.networkrail.co.uk/our-work/looking-after-the-railway/asset-protection-and-optimisation/>) and follow the advised ASPRO informatives to ensure that the development does not impact the railway negatively.

