WORTHING BOROUGH COUNCIL

FRESH Architects
2 Sunny Close
Worthing
BN12 4BD
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0114/25

Details of Development
DEMOLITION OF EXISTING ROOF AND REPLACEMENT WITH A NEW ROOF WITH A RAISED RIDGE HEIGHT. NEW SIDE DORMERS AND ROOFLIGHTS, ALTERATIONS TO EXISTING FENESTRATION AND MATERIALS. NEW REAR PERGOLA. REPLACEMENT OF EXISTING GARAGE ROOF. NEW ENTRANCE GATES.

Location of Development
DAWN MILL LANE WORTHING WEST SUSSEX BN13 3DE

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 3rd February 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
30/04/2025

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	P010 P2	05.02.2025
EXISTING ELEVATIONS (NORTH-WEST, SOUTH-WEST & GARAGE)	P007 P2	29.04.2025
EXISTING ELEVATIONS (SOUTH-EAST, NORTH-EAST, GARAGE & FRONT BOUNDARY)	P008 P2	29.04.2025
PROPOSED ELEVATIONS (NORTH-WEST & SOUTH-WEST & GARAGE)	P013 P6	29.04.2025
PROPOSED ELEVATIONS (SOUTH-EAST & NORTH-EAST & GARAGE) DORMER SECTION & FRONT BOUNDARY	P014 P6	29.04.2025
PROPOSED SITE PLAN	P009 P3	30.04.2025
PROPOSED FIRST FLOOR PLAN	P011 P3	10.04.2025
PROPOSED ROOF PLAN	P012 P3	10.04.2025
LOCATION PLAN	P001 P1	03.02.2025
PROPOSED BLOCK PLAN	P002 P1	03.02.2025
EXISTING SITE PLAN	P003 P1	03.02.2025
EXISTING GROUND FLOOR PLAN	P004 P1	03.02.2025
EXISTING FIRST FLOOR PLAN	P005 P1	03.02.2025
EXISTING ROOF PLAN	P006 P1	03.02.2025

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. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed as specified on the approved plans (including grey charred timber cladding to the elevations and dormer inserts and zinc cladding for the exterior of the dormers), unless otherwise approved in writing by the Local Planning Authority.

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 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-west or south-east side elevations of the building.

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

05. The windows in the north-west and south-east elevations of the dormer extensions hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they 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.*

06. The bottom edge of the roof light windows in the side slopes of the replacement roof hereby permitted shall be positioned not less than 1.6 metres above the floor of the room in which the roof light window is installed and shall not subsequently be altered.

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

07. The sliding gate and pedestrian gate shall be of open design and no higher than specified on approved drawing P014 P6 (submitted 29/04/2025) with the mechanism entirely contained within the site to the inside of the boundary and shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity 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 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. Any reference to an Air Source Heat Pump (ASHP) noted on the plans, has not been considered by this application as this was not included in the proposed works for which consent was sought. This application cannot be used as confirmation as to whether or not planning permission is required and therefore a separate application for planning permission may be required for an ASHP if this does not conform to permitted development.

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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).