

Planning Design and Access Statement

The Castle

Formerly the Golden Lion

7 The Strand, Goring-by-Sea, Worthing, West Sussex BN12 6DL



Retrospective entrance pergola and fencing

Retention of the timber entrance pergola and two additional sections of slatted timber fencing along the eastern and southern boundaries.

Prepared by Hollington Architects / Hollington Agency Ltd
19 September 2026

This statement supports retrospective planning permission for the entrance pergola and two additional sections of timber fencing at The Castle. It explains their design and operational purpose and assesses their appearance, neighbouring amenity and access against national and local planning policy.

Application drawings: 26:63/202, 26:63/204, 26:63/205 and 26:63/206.
Previous permission: AWDM/1329/24. Enforcement correspondence: AWEN/0132/26.

1 Site and planning history

The Castle is the public house formerly known as the Golden Lion. It occupies a prominent corner site at The Strand and The Causeway. The two-storey building has painted masonry elevations, large hipped tiled roofs and a forecourt with parking and external seating. The application concerns the entrance and the boundary of the existing south-eastern external trade area.

The Council's December 2024 officer report records that the site adjoins, but lies outside, The Strand medium-scale local shopping centre. Residential flats at Durrington Gardens lie to the south. The external terrace has changes in level, a low brick boundary wall and established vegetation, including a tree near the southern boundary. The photographs show the mixed commercial and residential surroundings.

Previous permission

Planning permission AWDM/1329/24 was granted on 16 December 2024 for a detached timber pergola with a sheet metal roof within the existing seating area facing The Causeway. The officer report describes the amended structure as 6.3m wide, 5.7m deep and 2.6m high, with a minimum 4m separation from the boundary with Durrington Gardens.

The main pergola was reduced in width during the earlier application to address officers' concerns about openness and proximity to neighbouring flats. The amended scheme was accepted on balance. This design history informs the assessment of the two additional fence sections.

The main roofed pergola benefits from the earlier permission. This application concerns the separate entrance pergola and two additional fence sections, assessed alongside the existing development.

Enforcement correspondence and application scope

Following a site visit on 12 August 2026, Amanda Haslett, Senior Enforcement Officer, confirmed by email dated 28 August 2026 that the main pergola's measured dimensions corresponded with the permission. She requested a retrospective application for the additional fencing and smaller entrance pergola under reference AWEN/0132/26. The fencing was recorded as 1.8m high from ground level.

This application responds to that advice and seeks retention of the entrance pergola and two additional sections of fencing shown on the submitted drawings.

2 Description of the works

Entrance pergola

Drawing 26:63/204 shows the entrance pergola, comprising softwood posts, eaves beams and exposed joists. The structure frames the approach to the main entrance. Its open form allows the façade and upper windows to remain visible.

The timber structure relates to the planters and outdoor furniture around the entrance and provides a clear point of arrival. It creates no enclosed room or additional roofed seating area.

Additional boundary fencing

Drawings 26:63/205 and 26:63/206 show the two additional sections of horizontal slatted timber fencing: one along the eastern edge of the patio and one returning along the southern boundary. Timber posts support the panels beside the existing brick boundary wall. Planting beds and climbing plants soften their appearance.

Operational purpose and design choices

The project team's correspondence records concerns about drug-related activity and antisocial behaviour across the low boundary wall. The fencing was installed to improve separation between the public pavement and customer seating and assist management of the premises.

The slatted design provides a defined boundary while retaining some visibility. Timber construction and planting relate to the existing outdoor setting. This provides a proportionate response to the reported operational concerns, consistent with NPPF P5 and Worthing DM5(a)(vii).

Drawing schedule

Drawing	Title	Date
26:63/202	Locality and Block Plans	14.09.26
26:63/204	Proposed Entrance Pergola Plan and Elevations	12.09.26
26:63/205	Site Layout Existing Unauthorised	12.09.26
26:63/206	Proposed Fencing Plan and Elevations	12.09.26

3 Planning policy framework

The Worthing Local Plan 2020–2036 was adopted on 28 March 2023. It is the principal local policy source for this assessment. National policy is the August 2026 NPPF, published on 17 August 2026, replacing the December 2024 version. Its decision-making policies apply from publication. [1–3]

National decision making policies

NPPF DP3 addresses context, coherent materials, identity and safe, inclusive spaces. P3 addresses living conditions, including daylight, noise and artificial light. P5 requires proportionate consideration of safety and security risks. These are the principal national tests for the appearance, neighbour impacts and operational justification of these works. [1]

The assessment uses the current national policy identifiers. References to local “DM” policies below are Worthing policies, rather than similarly numbered national provisions.

Worthing Local Plan

Policy	Relevant consideration
SP1 Presumption in Favour of Sustainable Development	A positive approach to sustainable development, read with current national policy.
DM5 Quality of the Built Environment	Design and context; safe access; security; neighbour amenity; natural features and lighting. Part (c) addresses subsequent changes affecting approved design quality.
DM10 Economic Growth and Skills	Support for the local economy, including leisure businesses.
DM13 Retail and Town Centre Uses	Context for the adjoining local centre and the pub's relationship with surrounding uses.
DM15 Sustainable Transport and Active Travel	Pedestrian access and sustainable travel.

Sources: SP1 [2]; DM5, DM10, DM13 and DM15 [3].

The earlier officer report identified SP1, DM5, DM10 and DM13. This assessment retains those relevant references and adds DM15 for access. The site is outside the local centre according to that report; the application is for ancillary works to an existing pub, with no change of use or new retail floorspace sought.

The assessment below considers the additional fencing's appearance alongside the approved pergola and its operational purpose, together with the scale and design of the entrance structure.

Policy sources

[1] MHCLG, National Planning Policy Framework, August 2026: DP3 (printed pp. 66–67), P3 (pp. 79–80), P5 (p. 81), Annex A (p. 99). <https://www.gov.uk/guidance/national-planning-policy-framework>

[2] Worthing Local Plan 2023, Chapter 2, SP1. <https://www.adur-worthing.gov.uk/media/Media,169489,smxx.pdf>

[3] Worthing Local Plan 2023, Chapter 5, DM5, DM10, DM13 and DM15. <https://www.adur-worthing.gov.uk/media/Media,169492,smxx.pdf>
Adoption and policy documents: <https://www.adur-worthing.gov.uk/worthing-local-plan-2023/>
Online sources checked 19 September 2026.

4 Design and amenity assessment

Appearance and the previous design compromise

The entrance pergola is subordinate to the pub building. Its exposed beams and open sides preserve views of the entrance and create a recognisable arrival point. Its timber finish relates to the outdoor furniture and planters without competing with the scale of the main roof or upper façade. We consider this element acceptable in its setting. This is consistent with NPPF DP3 and Worthing DM5.

The two additional fence sections increase boundary enclosure around the terrace and are visible from The Causeway. Their cumulative appearance alongside the approved main pergola is therefore relevant, including under Worthing DM5(c).

The additional fencing does not extend the main pergola's roof or create further covered accommodation closer to Durrington Gardens. The terrace beyond the main pergola remains open to the sky. The timber finish, slatted design and planting reduce the visual weight of the boundary.

On balance, the two fence sections are considered proportionate to the existing pub terrace. Their design relates to the established timber structures and landscaping, while providing a practical boundary treatment. Their visual effect is considered acceptable in this mixed commercial and residential setting.

Neighbours and operation

The flats to the south are the sensitive neighbouring use identified in the previous report. The fencing introduces no elevated viewing position. Its limited scale and slatted form are considered to avoid an unacceptable overbearing effect, while providing greater separation between the terrace and neighbouring land.

The application does not seek an enlargement of the external trade area, an extension of opening hours or an extension to the main pergola roof. The retained fence and open entrance feature do not themselves introduce a new noise-generating activity. The slatted fence is not relied upon to attenuate customer noise, and responsible management of the terrace remains necessary. That management is relevant to NPPF P3 and Worthing DM5(a)(viii).

The previous Environmental Health response raised no adverse comments on the amended main pergola. That response relates to the 2024 scheme. The present works are more limited in function, comprising boundary treatment and an open entrance feature.

Planting and materials

The photographs show planting beds and climbers alongside the fence and established vegetation around the terrace. These help integrate the panels with the garden setting, with further softening as the climbers mature. Continued maintenance of that planting would support the design case.

5 Access and planning balance

Access

The entrance pergola defines the approach to the existing main entrance. The application concerns retention of the pergola and two fence sections; it seeks no new vehicular access or alteration to the public pavement. The arrangement retains the existing entrance location and relationship with the forecourt. This is consistent with the access objectives of Worthing DM5 and DM15.

Conclusion

The entrance pergola and two additional sections of fencing are ancillary to the established public house. The timber construction relates to the outdoor setting, and the entrance structure remains open and subordinate to the building. The fencing responds to the reported operational concerns without extending the main pergola's roofed footprint.

The works provide a practical improvement to the management and presentation of the premises. Their limited scale, slatted timber design and associated planting support their integration with the site. Taken together, the works are considered acceptable in terms of appearance, neighbouring amenity and access.

For these reasons, the proposal is considered consistent with the relevant NPPF policies and Worthing Local Plan objectives identified in this statement. Retrospective planning permission is respectfully requested for the entrance pergola and the two additional sections of fencing.

Application evidence

Decision notice AWDM/1329/24, 16 December 2024, including conditions 1–4.

Delegated officer report AWDM/1329/24, Jo Morin, 16 December 2024.

Previous Design and Access and Planning Statement, revised 17 October 2024, used for historical context only.

Amanda Haslett email, 28 August 2026, AWEN/0132/26; project correspondence dated 2–3 September 2026.

Four application drawings listed in section 2 and five supplied as-built photographs.

The assessment is based on these records and photographs; it is not a measured site survey.

6 As built photographs



Left: timber entrance pergola. Right: additional slatted fencing beside the existing brick wall and planting bed.



View from the main roofed pergola towards the open terrace and additional boundary panels. The main roofed structure is shown for context.

Photographs supplied by the applicant.