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/1641/24

Details of Development
**ENLARGED REPLACEMENT OF EXISTING GARAGE. NEW PORCH AND INFILL FRONT EXTENSION. SINGLE STOREY REAR AND SIDE EXTENSION. ALTERATIONS TO EXISTING FENESTRATION. ENLARGEMENT OF FIRST FLOOR TERRACE WITH GLAZED BALUSTRADE AND SIDE PANELS. BALUSTRADE TO EXISTING SECOND FLOOR FRONT TERRACES. NEW FRONT ROOFLIGHT. NEW GATES TO FRONT BOUNDARY AND DROPPED KERB.**

Location of Development
**261 BRIGHTON ROAD WORTHING WEST SUSSEX BN11 2HB**

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 2nd January 2025.

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

G Peck

Gary Peck
Planning Services Manager
11/02/2025

## 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 |
|---|---|---|
| SITE LOCATION PLAN | P001 P2 | 02.01.2025 |
| BLOCK PLAN | P002 P3 | 02.01.2025 |
| EXISTING GROUND FLOOR PLAN | P003 P2 | 02.01.2025 |
| EXISTING FIRST FLOOR PLAN | P004 P2 | 02.01.2025 |
| EXISTING SECOND FLOOR PLAN | P005 P2 | 02.01.2025 |
| EXISTING ROOF PLAN | P006 P2 | 02.01.2025 |
| EXISTING ELEVATIONS | P007 P2 | 02.01.2025 |
| PROPOSED GROUND FLOOR PLAN | P008 P4 | 02.01.2025 |
| PROPOSED FIRST FLOOR PLAN | P009 P4 | 02.01.2025 |
| PROPOSED SECOND FLOOR PLAN | P010 P4 | 02.01.2025 |
| PROPOSED ROOF PLAN | P011 P3 | 02.01.2025 |
| PROPOSED ELEVATIONS | P012 P3 | 02.01.2025 |

**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 walls and roof of the extension hereby permitted shall, prior to commencement of use of the additional accommodation, be completed with matching materials or as indicated on the approved plans and particulars.

**Reason**: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan 2023.*

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), no windows or other openings (other than as hereby approved) shall be formed in the extensions or garage/storage.

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

05. The extended roof terrace hereby permitted shall not be used until the obscure-glazed screens to a height of 1.8m and with a minimum obscure glazing of level 3 have been erected at the sides of the proposed terrace in accordance with the approved plans. The screens shall thereafter be retained in perpetuity.

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

**Informatives / Notes to Applicant**

01. Vehicle Crossover - Minor Highway Works
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: http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence

02. 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.

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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).

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