WORTHING BOROUGH COUNCIL

Mr Huw James
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1394/25

Details of Development
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) AND CONDITION 4 (BIODIVERSITY NET GAIN PLAN) AND ALTERATION TO COMPLIANCE FOR CONDITIONS 3, 5, 6, 8, 9 AND 11 OF APPROVED APPLICATION AWDM/1567/24. AMENDMENTS INCLUDE ALTERATIONS TO LANDSCAPING AND REVISED BNG PLAN IN ORDER TO PROVIDE 10% BIODIVERSITY NET GAIN ON SITE. AMENDED DETAILS NOW INCLUDE SUSTAINABLE SURFACE WATER DRAINAGE.

ORIGINAL DESCRIPTION: PROPOSED SINGLE STOREY ANNEXE TO THE REAR OF THE GARDEN

Location of Development
19 FARNCOMBE ROAD WORTHING WEST SUSSEX

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 6th November 2025.

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

GPeck

Gary Peck
Head of Planning & Development
29/05/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
SUPPORTING COVER LETTER	SL/Let/P2313	06.11.2025
CONSTRUCTIONENVIRONMENTAL MANAGEMENT PLAN	Dtd 19.11.2025 Rev B	20.11.2025
PROPOSED PLANTING SCHEDULE PLAN	PL06 E	06.11.2025
IDSystems BIFOLD DOORS	Brochure	06.11.2025
IDSystems FRAMELESS SLIDING DOORS	Brochure	06.11.2025
IDSystems SLIDING DOORS SF60 & SF80	Brochure	06.11.2025
IDSystems VISION WINDOWS	Brochure	06.11.2025
KORNICHE ROOF LANTERN	Brochure	06.11.2025
BNG METRIC 001-004 ANNEXE		06.11.2025
BIODIVERSITY NET GAIN STATEMENT	ECO-REP-002-04-BNG	06.11.2025
BIODIVERSITY GAIN PLAN	ECO-REP-003-02 BGP	06.11.2025
LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN	ECO-REP-001-00-LEMP	06.11.2025
TECHNICAL NOTE 2	SUDS	02.01.2026
PROPOSED SITE PLAN FOR CONDITION 11 (Cycle Storage)	PL11 A	25.02.2026
TECHNICAL NOTE 3	SUDS	29.01.2026
SUPPORTING TECHNICAL NOTE - SIDE INFILTRATION CHECK	U0787 Rev P1 (24/02/2026)	06.03.2026
SCHEDULE OF MATERIALS	9028/MB/FB Rev A	25.02.2026
STORM NETWORK CALCULATIONS	02/04/2026	02.04.2026

Reference/Drawing Number **Previously Approved 20.05.2025**	**Version** **AWDM/1567/24**	**Date Rec**
EXISTING SITE PLAN	EX06B	18.12.2024
EXISTING ELEVATIONS 1	EX07	18.12.2024
EXISTING ELEVATIONS 2	EX08	18.12.2024
PLANNING STATEMENT	P2110i Rev 3	18.12.2024
EXISTING LOCATION PLAN	EX07	07.03.2025
PROPOSED LOCATION & BLOCK PLANS	PL05C	10.04.2025
PROPOSED ELEVATIONS 1	PL07B	17.03.2025
PROPOSED ELEVATIONS 2	PL08B	17.03.2025
PROPOSED ELEVATIONS 3	PL09A	17.03.2025

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 20 May 2025.

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

03. The development shall be carried out in accordance with the approved Construction Environmental Management Plan Revision B dated 19.11.2025 and shall be adhered to throughout the construction period.

Reason: *In the interests of highway safety and amenity.*

04. The development shall be carried out in accordance with the Biodiversity Gain Plan, BNG Metric and BNG statement hereby approved which shall be fully implemented, managed and maintained in accordance with condition 5.

Reason: *To ensure the protection, conservation and enhancement of biodiversity in accordance with Policy DM18 of the Worthing Local Plan and the NPPF.*

05. The development shall be carried out in accordance with the Landscape and Ecological Management Plan dated 24.10.2025 hereby approved and shall be fully implemented to ensure management and monitoring to maintain habitat in accordance with the Biodiversity Gain Plan for a minimum period of 30 years from the completion of the development.

Reason: *To ensure that the proposed habitats are delivered and target conditions are achieved and maintained for at least 30 years.*

06. The development shall be carried out in accordance with the surface water drainage scheme in Technical Note 2 (by Motion) dated 24.12.2025, Technical Note 3 (by Motion) dated 29.1.2026, Technical Note U0787 P1 (by Urban Water) dated 24.2.2026, and Calculations (by Causeway/Urban Water) dated 02.04.2026 which shall be fully implemented in accordance with the approved details before the development is first brought into use and shall be retained and maintained thereafter throughout the lifetime of the development.

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

07. Works shall not progress past foundation stage unless and until precise details of sustainable design measures have been submitted to and approved in writing by the Local Planning Authority and the agreed measures shall be fully implemented before the building is first brought into use and shall be retained thereafter.

Reason: *In the interest of sustainable development in accordance with policy DM16 of the Worthing Local Plan and the NPPF.*

08. The development shall be carried out in accordance with the landscaping details hereby approved, including tree protection measures for the duration of construction works with protective barriers surrounding root protection areas in accordance with BS 5837:2012 or as otherwise agreed in writing with the Local Planning Authority. Planting shall be carried out as indicated on drawing PL06 Rev E and new trees shall be Extra Heavy Stds of not less than 14cm in 80ltr containers or equivalent.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to the approved building being brought into use.

Reason: *In the interests of visual amenity and the environment and to comply with policies DM5 and DM19 of the Worthing Local Plan.*

09. The materials and finishes to be used for the external walls, roof, windows and doors of the building shall be completed as indicated on the approved plans and particulars including the schedule of materials hereby approved, and the development shall be completed and thereafter retained in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policies DM5 and DM24 of the Worthing Local Plan.*

10. The approved drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with Appendix G of Technical Note 2 dated 24 December 2025 in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for the development and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

11. Secure covered cycle parking shall be provided for the development in accordance with the approved details and shall be made available for use before the building hereby approved is first brought into use and shall be retained for such use at all times thereafter.

Reason: *To encourage and provide for a sustainable non-car mode of transport having regard to policy DM15 of the Worthing Local Plan.*

12. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this permission shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *In the interests of residential amenity.*

13. The use of the annexe building hereby permitted shall be used solely for purposes ancillary to the use of the site as a whole for office accommodation purposes and shall not be used as a separate business.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.*

14. 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 any wall of the building hereby approved.

Reason: *In the interests of residential 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. West Sussex Fire and Rescue Service have advised of the requirement to ensure all points inside the annex are within 45 metres of the location of a fire appliance in accordance with Approved Document B (AD-B) Volume 1 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 can rarely be achieved 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 standards.

03. 3. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be is Worthing Borough Council.

In this case a biodiversity gain plan has been approved under conditions 4 and 5 (above) of this notice, which must be fully adhered to.

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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 or minor commercial 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 express consent for the display of an advertisement, then you must do so within 8 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://acp.planninginspectorate.gov.uk.

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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