

16 June 2026

FAO Rebekah Hincke
Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing
BN11 1HA

PG/Let/P2313

Dear Ms. Hincke,

Application for the Discharge of Condition 7 pursuant to application reference AWDM/1394/25 for 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 at 19 Farncombe Road, Worthing, West Sussex, BN11 2AY.

This application has been submitted online via the Planning Portal under reference **PP-15005323** and includes the application form, this covering letter, and relevant documentation.

The accompanying information has been submitted to satisfy the discharge of Condition 7 (Sustainable Design) pursuant to Application Reference AWDM/1394/25, which received permission on 29 May 2026.

Condition 7 – Sustainable Design Measures

The wording for the condition is as follows.

“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.”

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

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This application is accompanied by the following documents which have been submitted in support of this application:

- Energy & Sustainability Statement Property- 19 Farncombe Road, Worthing, West Sussex, BN11 2AY V2
- ANNEXE DG-15_SBEMdata_brukl_Office-2

The submitted Energy & Sustainability Statement and BRUKL Output Document provide precise details of the sustainable design measures proposed for the annexe.

The BRUKL assessment confirms that the annexe achieves compliance with Building Regulations Part L 2021, with the Building Emission Rate and Building Primary Energy Rate both below the required target rates. The submitted information therefore demonstrates that the proposed development incorporates appropriate sustainable design measures in accordance with the requirements of Condition 7.

The approved sustainable design measures will be fully implemented before the building is first brought into use and shall be retained thereafter.

We trust this accompanying information is sufficient to satisfy the discharge the Condition 7 in full.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 7 as noted above, pursuant to application reference AWD/1394/25 at 19 Farncombe Road, Worthing, West Sussex, BN11 2AY.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director