



WORTHING BOROUGH COUNCIL

Mr Steven Barrett
BSB Party Wall and Architectural Services
52 Freshbrook Road
LANCING
BN15 8DA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1452/25

Details of Development

CHANGE OF USE OF GROUND FLOOR OFFICE AND STORAGE (USE CLASS EC) TO RESIDENTIAL FLAT (USE CLASS C3). DEMOLITION OF EXISTING REAR EXTENSIONS AND ERECTION OF SINGLE STOREY REAR EXTENSION. ALTERATIONS TO FRONT ELEVATION TO REMOVE SHOPFRONT AND REPLACE WITH DOOR AND WINDOWS. ALTERATION OF REAR DOORS OF EXISTING GROUND FLOOR FLAT

Location of Development

SITE AT 101 AND 103 NEWLAND 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 18th December 2025.

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

Gary Peck
Head of Planning & Development
18/06/2026

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
FLOOD RISK ASSESSMENT & SURFACE WATER DRAINAGE STRATEGY FOR PLANNING	March 2026	26.03.2026
EXISTING BLOCK PLAN	1:500	18.12.2025
PROPOSED BLOCK PLAN	1:500	18.12.2025
EXISTING & PROPOSED GROUND FLOOR PLAN	BSB/25177/1/ A	18.12.2025
EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS	BSB/25177/2/ A	18.12.2025
EXISTING & PROPOSED EAST ELEVATION	BSB/25177/3/ A	18.12.2025
EXISTING & PROPOSED WEST ELEVATION	BSB/25177/4/ A	18.12.2025
EXISTING & PROPOSED ROOF PLANS	BSB/25177/5	18.12.2025
DESIGN & ACCESS STATEMENT		18.12.2025
SURFACE WATER STATEMENT		18.12.2025

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 occupation of the residential unit hereby permitted, be completed to match in

design, colour and texture those of the existing building 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)(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 eastern or western side walls of the extension.

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

05. All development shall be constructed in accordance with the submitted and approved resistance and resilience measures outlined in Flood Risk Assessment and Drainage Strategy (Ref: 97090-SvwBldgCmp-NewlandRd, dated March 2026) unless otherwise first approved in writing by the Local Planning Authority. These measures shall include:

- Use and incorporation of flood resistant materials and design to at least 600mm above the estimated flood level;
- Any doors, windows or other openings will be flood resistant to at least 600mm above the estimated flood level;
- Raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level; and
- Non-return valves fitted to all drain and sewer outlets.

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

06. Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

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

07. Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Local Planning Authority, in consultation with Southern

Water. The scheme shall be implemented in full and maintained for the lifetime of the development.

Reason: *To ensure the flood risk is adequately addressed and not increased and users remain safe for the lifetime of the development accordance with NPPF and policy DM20 of the Worthing Local Plan.*

08. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent 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: *To safeguard the residential amenity of the area.*

09. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: *To protect residents from contamination in accordance with policy DM22 of the Worthing Local Plan (2023).*

10. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

11. Prior to occupation, details of sustainability measures shall be submitted to the Local Planning Authority for approval in writing. Details shall include
- evidence that the development has achieved a minimum C rating Energy Performance Certificate
 - measures to provide 10% of energy from renewable sources either through the provision of solar panels or an ASHP; If an ASHP is proposed then this shall show

that the installation of the heat pump complies with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice note.' The report shall outline that the rating level from the ASHP shall not exceed 35dBLAeq15min at any noise sensitive façade of a neighbouring residential premises. If it is not practical to achieve this value and the local context supports a relaxation, then a report providing a full justification as to why such a relaxation in rating level is required, shall be submitted in writing to the Local Authority for approval. Only where such justification has been agreed in writing by the local planning authority shall the rating level from the ASHP exceed 35dBLAeq15min at any noise sensitive facade of a neighbouring residential property.

- All fittings (shower, taps, WCs) shall be low-flow and shall adhere to the optional requirement set out in the Building Regulations limiting estimated water usage to no more than 110 litres of water per person per day.

Reason: the interests of sustainable development and to comply with policies DM16, DM17 and DM21 of the Worthing Local Plan.

Informatives / Notes to Applicant

01. 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.
02. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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(ENGLAND) ORDER 2015**

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://www.gov.uk/appeal-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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).