Development Management - Delegated Officer Report

Application Number: NOTICE/0011/26 Recommendation – Prior Approval not required

Site: Amelia House, Crescent Road, Worthing, West Sussex

Proposal: Application to determine if prior approval is required for proposed demolition of roofed car port within private car park, consisting of a tiled roof supported by brick columns with 8 parking spaces within.

Date of site visit: 05/10/2026

Neighbours checked: Y

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This prior notification of proposed demolition relates to the demolition of a car port for eight cars to the rear of Amelia House in their private car park.

The structure has brick columns supporting a tiled roof.

Relevant Planning History

PREAPP/0096/26 – Is planning permission required to demolish the car port

Consultations

Environmental health:
Whilst not objecting, we would expect any works to comply with our standard working hours in order to protect nearby residential amenity from noise: Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted
Informative: Any person intending to demolish a building or part of a building to which Section 80 of the Building Act 1984 refers must give the council notice of their intention using the demolition notice. See https://www.adur-worthing.gov.uk/environmental-health/ demolition/.

Representations

N/A

Relevant Planning Policies

Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11, Class B

Planning Assessment

Development not permitted

B.1 Development is not permitted by Class B if—

a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

Analysis: This does not appear to be applicable

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

Analysis: The building is not in a conservation area and is not otherwise relevant demolition

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

Analysis: NA, the building is for car parking associated with a commercial use

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre; or

Analysis: NA, the building is for car parking associated with a commercial use

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;

(ii) that is a scheduled monument;

(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;

(iv) within the grounds of a museum or art gallery; or

(v) within the curtilage of a dwellinghouse.

Analysis: The building is not a statue, memorial or monument

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

Analysis: The demolition does not appear to be urgently necessary

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;

Analysis: The application is supported by a site-specific method statement which states that demolition will be undertaken by an appropriate contractor, with all materials appropriately disposed of.

Hours of works and notice of intent informatives will be added to the decision in line with comments from the environmental health officer.

It is not considered that prior approval is required.

(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

(iii) removed

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority

Analysis: The applicant has supplied a photo of their site notice

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

(vii) subject to paragraph (b)(x), the development must not begin before the occurrence of one of the following—

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) where the local planning authority give the applicant notice within 28 day following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(viii)the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application;

(ix) the development must be carried out—

(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and

Recommendation

Prior approval is not required

Case Officer: Louise Prew Date: 06/10/2026

Authorised by: Peter Barnett Date: 6 October 2026