Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 26

Suffix:

Property Name:

Address Line 1: Ilex Way

Address Line 2: Goring

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN12 4UY

Description of site location must be completed if postcode is not known:

Easting (x): 510896

Northing (y): 102620

Description

Applicant Details

Name/Company

Title

Mr

First name

Phil

Surname

Bacon

Company Name

c/o Highcroft Designs

Address

Address line 1

Little High Street

Address line 2

Address line 3

Town/City

Shoreham-by-Sea

County

West Sussex

Country

United Kingdom

Postcode

BN43 5EG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Oliver

Surname

Underwood

Company Name

Highcroft Designs

Address

Address line 1

Little High Street

Address line 2

Address line 3

Town/City

Shoreham-by-Sea

County

West Sussex

Country

United Kingdom

Postcode

BN43 5EG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed new build single-storey dwelling with access off compton avenue

Reference number

AWDM/0282/25

Date of decision (date must be pre-application submission)

01/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

01, 09

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The condition refers to specific approved drawings which have since been revised to utilise the proposed garage/storage space to form a study due to my client's need to work from home. To accommodate this, a lobby off the kitchen/dining space has been created, allowing for access to a utility, shower room, and study. Consequently, a proposed bike shed has now been added in the rear garden. These change affects fennestrations, but do not alter the scale of the development. We therefore seek to vary the condition to refer to the updated drawing numbers.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Original condition (Condition 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.

hd-135_Proposed Drg 101 Rev 02 15.04.2025

It is proposed to vary Condition 01 to refer to updated plans reflecting the amendment to the proposed dwelling.

The development shall be carried out in accordance with the following plans: hd-135_Proposed (Drg 101 Rev03)

Original condition (Condition 09):
"Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north and south side elevations or any roof slope of the dwelling.

It is proposed to vary Condition 09 to consider the updated plans reflecting the amendment to the proposed dwelling. Specifically, the south elevation, where a proposed doorway has been amended to include a frosted glass window serving the shower room.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Oliver

Surname

Underwood

Declaration Date

30/06/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Oliver Underwood

Date

30/06/2025