WORTHING BOROUGH COUNCIL

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0867/25

Details of Development
PART TWO-STOREY, PART SINGLE-STOREY AND FIRST-FLOOR EXTENSIONS TO WEST ELEVATION; SECOND-FLOOR ROOF ACCOMMODATION INVOLVING 4NO PITCHED-ROOF DORMERS TO FRONT AND SIDES, 2NO PITCHED ROOF SECOND FLOOR REAR EXTENSIONS (TO ACCOMMODATE LIFT AND EXTENDED STAIRWELL) WITH REAR LINKING DORMER; ROOFLIGHTS TO THE EXISTING ROOF SLOPES AND ASSOCIATED INTERNAL ALTERATIONS TO PROVIDE 8NO ADDITIONAL CARE ROOMS

Location of Development
HIGHGROVE HOUSE 32 - 34 WINCHESTER ROAD WORTHING WEST SUSSEX BN11 4DH

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 10th July 2025.

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

G Peck

Gary Peck
Head of Planning & Development
19/12/2025

Ref: AWDM/0867/25

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
EXTG & PROPOSED SIDE ELVATIONS & SECTION A-A	2766-09 F	06.11.2025
PROPOSED FIRST FLOOR & LOFT SPACE	2766-05 K	28.11.2025
EXTG & PROPOSED ROOF PLAN	2766-06 H	28.11.2025
EXTG & PROPOSED SOUTH ELEVATIONS & SECTION B-B	2766-07 H	28.11.2025
EXTG & PROPOSED NORTH ELEVATIONS	2766-08 H	28.11.2025
EXTG GROUND FLOOR PLAN	2766-02	10.07.2025
SITE LOCATION & BLOCK PLAN	2766-01 E	10.07.2025
EXTG FIRST FLOOR & ROOF PLAN	2766-03	10.07.2025
PROPOSED GROUND FLOOR PLAN	2766-04 G	10.07.2025
DOOR & WINDOW SCHEDULE	2766-10	10.07.2025
PLANNING, DESIGN & ACCESS STATEMENT		10.07.2025

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 roof lights shall consist of 'Clement Conservation' rooflights 668mm wide by 1021mm deep other than the 2no ventilation rooflights to the second-floor rear corridor which shall consist of 'Clement Conservation' rooflights 590mm wide by 752mm deep.

Reason: *To safeguard the historic character and appearance of the building and the conservation area in accordance with policy DM24 of the Worthing Local Plan.*

04. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, 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 policies DM5 and DM24 of the Worthing Local Plan.*

05. The detailed design of the new UPVC windows shall match the heritage specification (including the frame thicknesses and profiles) of the existing UPVC windows permitted by AWDM/1405/23.

Reason: *To safeguard the historic character and appearance of the building and the conservation area in accordance with policy DM24 of the Worthing Local Plan.*

06. The following windows shall at all times be glazed with obscured glass not less than Obscurity Level 3:-

i) the first-floor windows in west elevation of the side extension;
ii) the window in the east side dormer;
iii) the two rooflight windows in the lower slope of the 'mansard-type' rear dormer;
iv) the second-floor window of the eastern rear roof extension.

The second-floor window of the western rear roof extension (serving the lift shaft) shall be blanked off internally.

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

07. The window in the east side dormer hereby permitted shall be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

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

08. The existing stained glass windows in the rear elevation of the building shall be retained in situ with a black panel fitted internally between the western stained glass window and the proposed lift shaft.

Reason: *To safeguard the historic character and appearance of the building and the conservation area in accordance with policy DM24 of the Worthing Local Plan.*

09. No phase of the development shall commence, other than works of site survey and investigation, until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details of the existing surface water drainage system should also be provided, and any proposed drainage system should not increase flood risk to the site or elsewhere. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance

with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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

10. Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

11. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this permission shall be limited to the following times:

Monday to Friday: Between 08:00 and 8:00 hours
Saturdays: Between 09:00 and 13:00 hours
Sundays, Bank and Public Holidays: No work permitted.

Reason: *To safeguard the amenities of neighbouring properties in accordance with policy DM22 of the Worthing Local Plan.*

12. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction and demolition period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during demolition/construction with HGV construction traffic routings designed to minimise journey distance through Air Quality Management Areas.
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- a commitment to no burning on site;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works;
- methods to control dust from the site.

Reason: *To avoid undue congestion of the site and consequent obstruction to access, and to safeguard the amenities of surrounding residential properties in accordance with policies DM15 and DM22 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. Temporary Works Required During Construction
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

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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://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).