WORTHING BOROUGH COUNCIL

Miss Debbie Marriage
DJM Town Planning Ltd
16 Fairdene
Southwick
Brighton
BN42 4QN
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0954/25

Details of Development
CHANGE OF USE FROM GUEST HOUSE (CLASS C1) TO LARGE HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)

Location of Development
MARINE VIEW 111 MARINE PARADE WORTHING WEST SUSSEX BN11 3QG

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 24th 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
23/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Ref: AWDM/0954/25

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
PLANNING, DESIGN & HERITAGE STATEMENT	V.5 12 January 2026	12.01.2026
PROPOSED PLANS & ELEVATIONS	1751 2.000 Rev E	12.01.2026
EXISTING PLANS & ELEVATIONS	1751 1.000 Rev C	14.01.2026
FRA UPDATE LETTER	25029 DATED 29.09.2025	29.09.2025
VIABILITY STATEMENT	v.2	13.01.2026
DRAFT MANAGEMENT PLAN		25.11.2025
FLOOD RISK ASSESSMENT	AEG0160_Worthing	24.07.2025
SUPPORTING STATEMENT LETTER Re: FRA	25029_250718	24.07.2025
LOCATION PLAN	1:1250	24.07.2025

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. Prior to commencement of use a final Management Plan tailored to meet the specific housing needs and safety of future residents and the local community shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the HMO shall only be operated in accordance with the agreed Management Plan and the specific management measures contained therein.

In the event that at any time the premises is used for temporary or emergency accommodation under the Housing Act 1996 (or any legislation replacing or re-enacting its provisions) for one or more persons, a revised Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented and adhered to for the duration of the use for temporary or emergency accommodation.

Reason: *In the interests of the amenities of existing and future residents in accordance with policy DM5 of the Worthing Local Plan.*

04. At no time shall the total number of occupants/residents at the property exceed sixteen.

Reason: *In the interests of the amenities of existing and future residents having regard to policies DM1 and DM5 of the Worthing Local Plan.*

05. The existing external staircase on the east side of the building shall only be used as a fire escape route and shall not be used as an amenity or smoking area at any time.

Reason: *To safeguard the amenities of neighbouring residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

06. (i) The use hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment (ref: AEG0160_BN11_Worthing_01) and the following mitigation measures it details:
o Upper ground-floor finished levels set no lower than 6.41m AOD;
o Sleeping accommodation on the upper ground floor and above only.
(ii) A Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of this Flood Evacuation Plan shall be implemented prior to the commencement of the use hereby approved and shall be maintained and kept up-to-date for the duration of the approved use.

Reason: *To ensure future occupiers are safe from flood risk in accordance with policy DM20 of the Worthing Local Plan and the NPPF.*

07. Prior to commencement of works to implement the proposed use details of the design and materials of the proposed external alteration to the garage door opening shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details.

Reason: *In the interests of visual amenity in accordance with policy DM5 of the Worthing Local Plan.*

08. Details of the amount and a specification for the secure, covered cycle parking spaces shown on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of the development.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with policy DM15 of the Worthing Local Plan and the NPPF.*

09. Details of the amount and a specification for the storage of refuse and re-cycling shown on the approved plan, to include inward-opening doors to the bin store and a level threshold, shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of the development.

Reason: *In the interests of hygiene and the environment in compliance with policy DM5 of the Worthing Local Plan and the NPPF.*

10. Details of the siting, design and appearance of (i) any external CCTV equipment to be installed on the premises, and (ii) the door entry system for external doors, and any external post boxes; shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, only such provision as has been agreed shall be shall be implemented on the site.

Reason: *In the interests of visual amenity and the environment in compliance with policy DM5 of the Worthing Local Plan and the NPPF.*

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. The Applicant is reminded that prior to first occupation of the development the existing 'guest house' signage on the building and wall/railings premises should be removed as shown on the approved Proposed Elevation drawing 1751 2.000 Rev E and the external finishes of the building/wall/railings made good.

03. The Applicant's attention is drawn to the letter dated 23rd February 2026 to DJM Town Planning concerning the additional matters to be included in the finalised Management Plan to be submitted for approval under Condition 3 of this permission.

Ref: AWDM/0954/25

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (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).