Appeal 6002038

Questionnaire

Appeal type	Planning
Appeal procedure	Written
Appeal site	The Drive, Mill Lane, Worthing, BN13 3DF
Agent contact details	Hannah Ronan hannah@parkerdann.co.uk 01273478654
Local planning authority	Worthing
Application number	AWDM/1396/24

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No
Tree Preservation Order	Yes
Uploaded Tree Preservation Order extent	TPO 2 of 2013 - 12a Woodland Avenue Signed Document (3).pdf (/published-document/0922f7ca-eb5d-4225-84cf-94698dc13f42)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

Schedule type	Other
Issued screening opinion	No
Received scoping opinion	No
Did Environmental statement	No

Notifying relevant parties

Who was notified	DM Neighbour Notify Letter 13.11.25.pdf (/published-document/39ea1ec4-30af-470d-ad6c-3757ce7c34a9) consultees.pdf (/published-document/823ff530-e8fb-4425-b369-5bb7c0fd7a26) DM Neighbours Notified List 13.11.24.pdf (/published-document/3c2f3265-cf80-42c4-85f4-ea8d145bdd17)
Type of Notification	Letter/email to interested parties
Letter sent to neighbours	DM Neighbours Notified List 13.11.24.pdf (/published-document/21acfd6b-ed1a-44f6-aa44-7262e3e97b47) DM Neighbour Notify Letter 13.11.25.pdf (/published-document/0e5398a0-2334-4054-a587-f1d4b1bd4343)
Appeal notification letter	AP Neighbours Notified List 09.12.25.pdf (/published-document/57d97ec6-0f6f-49ce-8291-803c2f62a279) AP Neighbours Notify Letter 09.12.25.pdf (/published-document/627521af-7c25-4deb-bc12-b30b5fdcf8f7)

Consultation responses and representations

Statutory consultees	Yes WSCC Highways

Responses or standing advice	Yes
Uploaded consultation responses and standing advice	Tree officer photo 5.pdf (/published-document/125194e0-d86a-45bc-b3b4-00ca6b380596) Tree Officer photo 3.pdf (/published-document/b606fe2f-4afa-4c3f-8f51-1610c3ee2197) Tree officer comments.pdf (/published-document/bb18b391-e2a5-426f-8a0c-1733efc22dea) Tree Officer photo 4.pdf (/published-document/16f2a9d2-51f7-49fd-a711-20d5cbd4f875) Tree Officer photo 1.pdf (/published-document/88c42d97-e299-4703-abf7-2d3d30d7d88a) Consultation Environmental health.pdf (/published-document/3a0af15d-d182-498b-96d1-390c252d3ce6) Consultation Southern Water.pdf (/published-document/0cb84298-facc-4401-9cc9-4afe01872841) Consultation WSP.pdf (/published-document/99e058a6-180a-4b6e-bdb5-d987b4da30fb) Tree officer comments 07.01.24.pdf (/published-document/e39d49a4-2f19-4ae3-ae9c-d9d88fcb8310) Tree Officer photo 2.pdf (/published-document/f6c1f7ad-3aad-4302-b720-e003a2ca25c8) Consultation WSCC Highways.pdf (/published-document/2e8f9ff8-19e0-4863-a025-f195f459b874)
Representations from other parties	Yes
Uploaded representations from other parties	Rep J Arnaud.pdf (/published-document/ebe895a5-8dfd-4924-bf34-4b2f8b4fdbc4) Rep JKelly 1.pdf (/published-document/11532dd6-993c-46e3-9756-4cd52763b632) Rep High Salvington.pdf (/published-document/fa6c2fb2-2659-4b00-8746-b2f796d225fc) Rep JKelly.pdf (/published-document/dfd4210e-41c2-4847-bf0c-c34693b4b10d)

Planning officer's report and supplementary documents

Planning officer's report	Officer report.pdf (/published-document/d97d109a-0f38-4e22-bf15-1a56cfdee73a)
Policies from statutory development plan	DM17 Energy.pdf (/published-document/d52a1590-2fd7-41d4-9937-2066396b9820) DM20 - Flood Risk & Sustainable Drainage.pdf (/published-document/5272c6ad-2938-4225-adce-29910c31f5ce) DM19 Green Infrastructure.pdf (/published-document/53191b8c-72f9-45c6-93aa-2a01e593ee89) DM2 - Density.pdf (/published-document/77394aff-f0d9-49de-93ce-2e18a5346cb1) SP1 - Presumption in Favour of Sustainable Development.pdf (/published-document/3927c964-3aad-465b-89bc-3195e5d8de1f) Worthing Local Plan 2023 - Front Cover.pdf (/published-document/4079dcd6-0040-435b-a21a-57d6994e53e0) DM16 - Sustainable Design.pdf (/published-document/961fcf7a-6bde-43a2-9cc8-6acc52ee8922) DM6 Public Realm.pdf (/published-document/cbd5e293-f408-4582-bfa0-6c01289051df) DM22 - Pollution.pdf (/published-document/413a4ba1-add5-481e-a8dd-c49378beeea1) DM5 - Quality of the Built Environment.pdf (/published-document/f4bc5618-d8b6-4019-9d67-e882f27f6b52) DM18 Biodiversity.pdf (/published-document/bb222474-5a4c-4c29-935f-ebbc7f1bc283) DM1 - Housing Mix.pdf (/published-document/9027b26c-1e6b-4350-88d4-f84a6478c0d8)
Emerging plan	No
Supplementary planning documents	Yes

Uploaded supplementary planning documents	SPG Extending or Altering Your Home.pdf (/published-document/402e8d18-9e9d-4e2d-acbe-f68c087871d2)
Community infrastructure levy	Yes
Uploaded community infrastructure levy	CIL.pdf (/published-document/e3daaf37-fcc2-4010-a223-c4bace8cbab0)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	20 Jul 2021

Site access

Will the inspector need access to the appellant's land or property?	Yes
Reason for Inspector access	To view the extent of the garage, the relationship to the boundary and TPO tree
Will the inspector need to enter a neighbour's land or property?	Yes
Reason for Inspector visit	To view the tree and relationship from 12A Woodland Avenue
Potential safety risks	No
Neighbouring site 1	12A Woodland Avenue Worthing BN13 3AF

Appeal process

Appeal procedure	Written representations
Appeals near the site	Yes
Appeal references	3375576
Are there any new conditions?	No