



WORTHING BOROUGH COUNCIL

Mr Simon Boseley
24 Alfriston Close
West Tarring
Worthing
BN14 7QT

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1358/25

Details of Development

**ERECTION OF SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING
OUTBUILDING, ALTERATIONS TO SIDE LEAN-TO TO FORM SOLID WALLS AND
TILED ROOF, INSTALL SIDE ENTRANCE GATE, AND LANDSCAPING WORKS**

Location of Development

**THE CASTLE DAY NURSERY ANGOLA ROAD WORTHING WEST SUSSEX BN14
8DU**

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 15th December 2025.

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

Gary Peck
Head of Planning & Development
09/07/2026

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
AGENT RESPONSE TO HIGHWAYS COMMENTS	EMAIL 22.01.2026	22.01.2026
ARBORICULTURAL IMPACT APPRAISAL _ PRELIM ARBORICULTURAL METHOD STATEMENT	AIA+(P)AMS0 25_V1	15.12.2025
LOCATION PLAN	CBY 1000	15.12.2025
PROPOSED ELEVATIONS	CBY 2003 Rev 02	17.03.2026
FLOOD RISK ASSESSMENT	CBY 01	17.03.2026
EXISTING ELEVATIONS	CBY 2001 Rev 02	17.03.2026
PROPOSED PLANS	CBY 2002 Rev 02	17.03.2026
BLOCK PLANS	CBY 1001 Rev 01	25.02.2026
EXISTING PLANS	CBY 2000 Rev 01	25.02.2026

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. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this permission shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *In the interests of residential amenity.*

04. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: *In the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policy DM22 of the Worthing Local Plan.*

05. The development shall be carried out in accordance with the Arboricultural Impact Appraisal and Preliminary Arbocultural Method Statement dated 07.10.2025 hereby approved and the recommended tree protection measures contained therein which shall be fully implemented in accordance with the approved details.

Reason: *In the interests of visual amenity and to comply with policies DM5 and DM18 of the Worthing Local Plan.*

06. The external materials and finishes of the extensions and alterations hereby permitted shall, prior to commencement of use of the accommodation thereby created, be completed as indicated on the approved plans and particulars, and, for the alterations to the lean-to addition, shall include brick work and tiles to match those of the existing building.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

07. A Flood Warning and Evacuation Plan shall be fully implemented throughout the lifetime of the development to ensure safe access and egress during a flood event. This shall include registering the business with the Environment Agency's free flood

warning service: <https://www.gov.uk/get-flood-warnings> and identifying and displaying on the premises the actions and evacuation route in the event of a flood.

Reason: *To minimise risk from flooding in accordance with policy DM20 of the Worthing Local Plan and the NPPF.*

08. The windows in the north, west and south elevations of the rear extension hereby permitted shall at all times be obscure-glazed and non-opening and shall not subsequently be altered in any way. Obscured glass shall be not less than Level 3.

Reason: *In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.*

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north, west or south walls of the extensions.

Reason: *In the interests of amenity and to comply with policy DM5 of the Worthing Local Plan.*

10. The extended nursery premises hereby approved shall only operate within the times specified in the original approval ie. it shall not operate outside of the hours 8am to 6pm Monday to Friday and shall be closed on Saturdays, Sundays and Public Holidays.

Reason: *In the interests of the amenity of the neighbouring occupiers in accordance with policies DM5 and DM8 of the Worthing Local Plan.*

11. No more than 54 child/baby places shall be provided at the extended nursery premises hereby approved.

Reason: *In the interests of the amenity of the neighbouring occupiers in accordance with policies DM5 and DM8 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. The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

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(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).