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

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning 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: 57

Suffix:

Property Name:

Address Line 1: Beaumont Road

Address Line 2: Gaisford

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 8HE

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

Easting (x): 514955

Northing (y): 104226

Description:

Applicant Details

Name/Company

Title

First name

Jessica

Surname

Barber

Company Name

Address

Address line 1

57 Beaumont Road

Address line 2

Gaisford

Address line 3

Town/City

Worthing

County

West Sussex

Country

Postcode

BN14 8HE

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

Jordan

Surname

Macann

Company Name

Resi Design Ltd

Address

Address line 1

Unit 118

Address line 2

Workspace Kennington Park

Address line 3

Canterbury Court

Town/City

London

County

Country

United Kingdom

Postcode

SW9 6DE

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Proposed first floor wraparound extension and all associated works at 57 Beaumont Road, BN14 8HE

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
White painted rendered walls, red brick, grey painted and vertical timber cladding

Proposed materials and finishes:
Cedar composite cladding and white painted render walls to match existing.

Type:
Roof

Existing materials and finishes:
Pitched roof - Clay tiles Flat roof - Felt or similar

Proposed materials and finishes:
Pitched roof - Clay tiles to match existing Flat roof - Fibreglass

Type:
Windows

Existing materials and finishes:
White uPVC framed windows

Proposed materials and finishes:
Black and white uPVC framed windows to match existing

Type:
Other

Other (please specify):
RWP / Gutter / Fascia

Existing materials and finishes:
Black uPVC and cast iron gutters, downpipes, Black and white painted timber fascia board

Proposed materials and finishes:
Black uPVC gutters, downpipes, and white painted timber fascia boards to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the uploads

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

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

⊘ Yes
◯ No

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

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

PREAPP/0044/25

Date (must be pre-application submission)

23/04/2024

Details of the pre-application advice received

Design Guidance
The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature.
In order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape.
If your extension will be visible from the street, it is important to ensure that the roof form of the extension is similar to that of the existing house.
New windows should always be of the same opening type and style as those existing, whilst the new lintels and sills should line up with those of the old.

Visual Amenity
In view of the extension being to the rear it is not considered that it would be unduly prominent.
The side extension would be visible but is set back and set in from the southern boundary which would limit is visibility in the street scene.
In terms of design it would have been preferable to provide a full pitched roof but I do appreciate that this may be difficult to achieve due to the existing design of the flat roof extension.
The drawings would appear to indicate that the extension would be clad in boarding.
The preference would be for matching materials of a white render to retain the character of the dwelling.

Residential Amenity
Any proposed extension at first floor as proposed should ensure that it does not impact this property in terms of detrimental loss of visual impact or loss of light.
A 45% angle should be maintained from the nearest window at first floor.
There should be no windows in the side elevation of the proposed extension facing north to ensure that there is no unacceptable overlooking.
Any proposed extension at first floor should ensure that it does not impact this property in terms of detrimental loss of visual impact or loss of light.
A 45% angel should be maintained from the nearest window at first floor.
There should be no windows in side elevation of the proposed extension facing south to ensure that there is no unacceptable overlooking.

It is considered that some form of first-floor extension can be achieved, subject to details on the design as indicated above and any impact on the neighbouring properties.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ 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?

⊘ Yes
◯ No

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

◯ Yes
⊘ 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

Jordan

Surname

Macann

Declaration Date

15/05/2025

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Jordan Macann

Date

16/05/2025