



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
Schedule 2, Part 3 Class MA

APPLICATION NUMBER: NOTICE/0004/25

Details of Development

**APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR
CHANGE OF USE FROM COMMERCIAL SPACE (CLASS E) TO 10 NO. FLATS
(CLASS C3).**

Location of Development

PHAROS HOUSE 67 HIGH STREET WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify that PRIOR APPROVAL IS REQUIRED for the above development from the Local Planning Authority and hereby GRANTED, in accordance with the application and information registered on 27th March 2025.

This is subject to compliance with the conditions specified overleaf.

Gary Peck
Head of Planning & Development
02/07/2025

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 STATEMENT	March 2025	27.03.2025
BLOCK PLAN	PR - B003 Rev A	27.03.2025
PROPOSED GROUND FLOOR PLAN	PR - P001	27.03.2025
PROPOSED FIRST FLOOR PLAN	PR - P002	27.03.2025
PROPOSED LOFT PLAN	PR - P003	27.03.2025
PROPOSED ROOF PLAN	PR - P004	27.03.2025
PROPOSED FRONT ELEVATION	PR - E001	27.03.2025
PROPOSED SIDE ELEVATION 1	PR - E002	27.03.2025
PROPOSED SIDE ELEVATION 2	PR - E003	27.03.2025
PROPOSED REAR ELEVATION	PR - L002	27.03.2025
PROPOSED SECTION AA	PR - S001	27.03.2025
3D PERSPECTIVE VIEW		27.03.2025
PROPOSED OS MAP FOR HSE CONSULTATION ZONES	PR - OS	27.03.2025
EXISTING LOCATION PLAN & OS MAP	EX - L001 Rev A	27.03.2025
EXISTING GROUND FLOOR PLAN	EX - P001	27.03.2025
EXISTING FIRST FLOOR PLAN	EX - P002	27.03.2025
EXISTING LOFT PLAN	EX - P003	27.03.2025
EXISTING ROOF PLAN	EX - P004	27.03.2025
EXISTING FRONT (EAST) ELEVATION	EX - E001	27.03.2025
EXISTING SIDE (NORTH) ELEVATION 1	EX - E002	27.03.2025
EXISTING SIDE (SOUTH) ELEVATION 2	EX - E003	27.03.2025

Reference/Drawing Number	Version	Date Rec
EXISTING REAR (WEST) ELEVATION	EX - L002	27.03.2025
EXISTING SECTION AA	EX - S001	27.03.2025
NOISE IMPACT ASSESSMENT	Issue 01	27.03.2025
FLOOD RISK ASSESSMENT	04.06.2025	05.06.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development must be carried out in accordance with the recommendations set out in the Noise Impact Assessment by DAAGROUP (issue 1) dated 10th February 2025 in relation to glazing and ventilation (MVHR) and sound insulation.

Reason: *Reason: To protect future occupiers from noise disturbance in accordance with the relevant policies of the NPPF and policy DM22 of the Worthing Local Plan.*

03. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

04. No part of the new development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

05. No part of the new development shall be first occupied until facilities for storage of refuse/re-cycling have been provided on the site in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *In the interests of highway safety and to comply with the relevant paragraphs of the NPPF and Worthing Local Plan policies DM5 and DM15.*

06. If, during development, any visibly 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, then, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and 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.*

07. The residential units hereby approved shall not be occupied until all the windows approved under planning application AWD/0541/24 have been installed in full. The windows shall thereafter be retained in accordance with the planning permission for the lifetime of this development.

Reason: *To ensure the provisions of adequate natural light in all habitable rooms.*

Informatives / Notes to Applicant

01. It is recommended that construction or demolition works, including the use of plant and machinery, should only take place on the site between 08.00 and 18.00hrs on Monday to Friday and between 08:00 and 13.00hrs on Saturdays. No work on the site should be undertaken on Sundays or on Bank or Public Holidays.
02. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

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(ENGLAND) ORDER 2015 **Schedule 2, Part 3, Class MA**

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, and you want to appeal, then you must do so within 12 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://acp.planninginspectorate.gov.uk>.
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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).