



WORTHING BOROUGH COUNCIL

Rose Moreton
R T Studios
11 Manvers Street
Bath
BA1 1JQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0700/26

Details of Development

REMOVAL OF EXISTING (WEST) SIDE EXTENSION AND GARAGE, ERECTION OF TWO-STOREY (WEST) SIDE EXTENSION AND ATTACHED GARAGE, SINGLE-STOREY REAR (SOUTH) EXTENSION; LOFT CONVERSION WITH ROOF LIGHTS TO FRONT, REAR AND (WEST) SIDE PLUS REAR (SOUTH) DORMER; ALTERATIONS TO FENESTRATION, EXTERNAL MATERIALS (INCLUDING RENDER, NATURAL STONE) TO ELEVATIONS, SOLAR PANELS TO ROOF; DETACHED ANCILLARY GARDEN BUILDING.

Location of Development

11 RUGBY ROAD WORTHING WEST SUSSEX BN11 4PZ

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 8th June 2026.

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

Gary Peck
Head of Planning & Development
22/07/2026

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
LOCATION & BLOCK PLAN-PROPOSED	RT140_05-010 REV C	14.07.2026
SITE PLAN - PROPOSED	RT140_05-011 REV B	14.07.2026
GROUND FLOOR PROPOSED	RT140_05-012 REV B	14.07.2026
FIRST FLOOR PROPOSED	RT140_05-013 REV A	14.07.2026
ROOF PLAN PROPOSED	RT140_05-015 REV A	14.07.2026
PROPOSED ELEVATIONS	RT140_05-016 REV C	14.07.2026
PROPOSED LOFT PLAN	RT140_05-014 REV A	14.07.2026
LOCATION PLAN	1:250	08.06.2026
LOCATION & BLOCK PLAN-EXISTING	RT140_05-000	08.06.2026
SITE PLAN-EXISTING	RT140_05-001	08.06.2026
PLANS-GROUND FLOOR-EXISTING	RT140_05-002	08.06.2026
PLANS-FIRST FLOOR-EXISTING	RT140_05-003	08.06.2026
PLANS-LOFT-EXISTING	RT140_05-004	08.06.2026
ELEVATIONS-EXISTING	RT140_05-005	08.06.2026
GARDEN ROOM-PROPOSED	RT140_05-018A	08.06.2026
PLANS-ROOF-EXISTING	RT140_05-006	08.06.2026
SECTIONS-EXISTING & PROPOSED	RT140_05-017A	08.06.2026
NEOSTAR SOLAR 2S PANEL DIMENSIONS	AIKO-A-MAH60Mb	08.06.2026

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. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed as annotated on the approved elevation drawings, unless otherwise approved in writing by the Local Planning Authority.

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

04. The enlarged first-floor window hereby permitted on the east side elevation of the dwelling shall be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way. Obscured glass shall be not less than Level 3.

Reason: *To prevent overlooking and to comply with policy DM5 of the Worthing Local Plan.*

05. The roof light window in the west side roof slope of the extension hereby permitted shall at all times be non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and it shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy DM5 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. Advice to Applicant

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements> Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call Southern Water Customer Service Desk on 0330 303 0119 For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

**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, 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://www.gov.uk/appeal-householder-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 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).