WORTHING BOROUGH COUNCIL

Mr Joe Wright
Joe Wright Architects Ltd
14 Manchester Road
South Tottenham
N15 6HP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0808/25

Details of Development
GARDEN OUTBUILDING TO PROVIDE ANNEXE ACCOMMODATION FOR A FAMILY RELATIVE, REPLACING AN EXISTING GARAGE

Location of Development
2 CHERWELL ROAD WORTHING WEST SUSSEX BN13 3NB

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 19th June 2025.

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

G Peck

Gary Peck
Head of Planning & Development
20/10/2025

Worthing Borough Council, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
DESIGN REPORT	17.10.2025 REV A	17.10.2025
PROPOSED ELEVATIONS & SECTIONS	2505-01_PL_104 Rev E	20.10.2025
PROPOSED SITE & BLOCK PLANS	2505-01_PL_100 Rev E	30.09.2025
PROPOSED PLOT PLAN	2505-01_PL_101 Rev D	30.09.2025
PROPOSED ELEVATIONS	2505-01_PL_103 Rev D	30.09.2025
PROPOSED PLANS	2505-01_PL_102 Rev D	30.09.2025
EXTG SITE & BLOCK PLANS	2505-01_PL_000 Rev B	19.06.2025
EXTG PLOT PLAN	2505-01_PL_001 Rev A	19.06.2025
EXTG PLANS	2505-01_PL_002 Rev A	19.06.2025
ELEVATIONS	2505-01_PL_003 Rev A	19.06.2025
ELEVATIONS & SECTIONS	2505-01_PL_004 Rev A	19.06.2025

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 specified on the approved plans (including timber cladding to the walls of the kitchenette), 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no doors or other openings shall be formed in the east side elevation of the annexe or within the garden wall to the east boundary of the site.

Reason: *To avoid the creation of separate access to the annexe and to ensure the annexe accommodation maintains an ancillary appearance and does not assume the identity of a separate dwelling having regard to policy DM5 of the Worthing Local Plan.*

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

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

06. The annexe accommodation hereby permitted shall only be used for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be occupied as an independent dwelling unit.

Reason: *In the interests of visual and residential amenity having regard to policy DM5 of the Worthing Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no wall, fence or other means of enclosure shall be erected/constructed on the site to sub-divide the rear garden of the existing single dwelling plot.

Reason: *In the interests of visual and residential amenity having regard to 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. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk

03. This planning application is located within the Source Protection Zone 1 of Southern Water's Durrington public groundwater abstraction. Groundwater contamination at this location would reach our abstraction points within 50 days. Southern Water does not object to this planning application provided the following conditions are met:

- Foundations must be designed to be as shallow as practicable, with piling strictly prohibited.
- Any hazardous substances required on-site must be stored in a bunded and impermeable area to prevent accidental spills to the ground.
- Spill trays must be used at all times when refuelling plant and/or vehicles. Contractors must adhere to best practice guidance to prevent environmental contamination.

04. The applicant should consider the use of SuDS within their drainage strategy to provide runoff betterment. Where infiltration features, such as soakaways, are proposed as a form of surface water disposal, infiltration testing to BRE365 should be undertaken to determine the viability and rate. If the testing show infiltration is not viable, then alternative measures should utilised to reduce the rate of surface water discharge.

05. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

Ref: AWDM/0808/25

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).

Ref: AWDM/0808/25