



# WORTHING BOROUGH COUNCIL

Stickland Wright Ltd  
23 Vine Street  
Brighton  
BN1 4AG

## 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/0010/25**

### Details of Development

**APPLICATION FOR PRIOR APPROVAL OF PROPOSED CHANGE OF USE FROM COMMERCIAL, BUSINESS AND SERVICE (USE CLASS E) TO FORM 2 NO. 3 BED 4-PERSON RESIDENTIAL UNITS (USE CLASS C3). CONVERSION OF EXISTING COMMERCIAL TO RESIDENTIAL .**

### Location of Development

**291 TARRING ROAD WORTHING WEST SUSSEX BN11 5JG**

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 5th June 2025.

This is subject to compliance with the conditions specified overleaf.

Gary Peck  
Head of Planning & Development  
15/08/2025

## 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
NOISE ASSESSMENT	J3850 ISSUE 2	05.06.2025
LOCATION & BLOCK PLAN	23027E-P-001 B	05.06.2025
EXISTING SITE PLAN	23027E-P-010 B	05.06.2025
EXISTING FLOOR PLANS	23027E-P-011 B	05.06.2025
EXISTING ELEVATIONS	23027E-P-012 B	05.06.2025
PROPOSED FLOOR PLANS	23027E-P-111 E	14.08.2025
94743-SticklandWright-TarringRd-v2	FLOOD RISK ASSESSMENT	22.07.2025

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

02. No dwelling 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 policy.*

03. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors;
- and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this 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.*

04. No dwelling shall be first occupied unless and until the mitigation measures set out in Section 6 of the submitted Noise Assessment Ref: J3850 dated: 04/06/2025 have been implemented. Through-wall vents should be used over passive through frame ventilation.

**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.*

05. No dwelling shall be first occupied unless and until all the windows/door approved under planning application AWDM/0071/25 have been implemented in full.

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

06. No dwelling shall be first occupied unless and until the proposed flood risk management measures set out in the submitted Flood Risk Assessment 94743-SticklandWright-TarringRd\_v2 have been implemented and shall thereafter be retained.

**Reason:** *To protect future occupiers from flooding in accordance with the relevant policies of the NPPF and policy DM20 of the Worthing Local Plan.*

07. Works to implement the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water

**Reason:** *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy DM20 of the Worthing Local Plan.*

### **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](http://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](mailto:llpg@adur-worthing.gov.uk)

