



WORTHING BOROUGH COUNCIL

Mr James Titchner
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0709/26

Details of Development

TWO-STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF GARAGE); SINGLE STOREY REAR EXTENSION; SOLAR PANELS, REPLACEMENT WINDOWS AND DOORS, AND ASSOCIATED EXTERNAL WORKS.

Location of Development

12 WESTBROOKE WORTHING WEST SUSSEX BN11 1RE

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 11th 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
06/08/2026

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
PROPOSED SIDE ELEVATIONS	00-L00_02_DR_A_0024 D	05.08.2026
EA FLOOD RISK ASSESSMENT		11.06.2025
ATA DESIGN PLANNING AND SUSTAINABILITY STATEMENT	JUNE 2026	11.06.2025
EXISTING FRONT AND REAR ELEVATIONS	00_L00_02_DR_A_0013 B	11.06.2025
EXISTING SIDE ELEVATIONS	00_L00_02_DR_A_0014 B	11.06.2025
EXISTING SECTIONS A-A AND B-B	00_L01_02_DRA_A_0015 A	11.06.2025
PROPOSED FRONT AND REAR ELEVATIONS	00_00_L00_02_DR_A_0023 B	11.06.2025
PROPOSED SECTIONS A-A B-B	00_L02_DR_A_0025 B	11.06.2025
LOCATION PLAN	00_L00_DR_A_0001 A	11.06.2025
EXISTING GROUND FLOOR PLAN	00_L00_DR_A_0010 A	11.06.2025
PROPOSED GROUND FLOOR	00_L00_DR_A_0020 B	11.06.2025
EXISTING FIRST FLOOR PLAN	00_L01_DR_A_0011 A	11.06.2025
EXISTING ROOF PLAN	00_L02_DR_A_0012 A	11.06.2025
PROPOSED ROOF PLAN	00_L02_DR_A_0022 A	11.06.2025
PROPOSED FIRST FLOOR	00_L01_DR_A_0021 A	11.06.2025

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 floor space 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. All windows shown on the approved drawings as obscure glazed and fixed shut shall be fully installed as annotated on the approved drawings and thereafter not altered. 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. Prior to installation of the photovoltaic panels hereby approved, full details shall be submitted to the Local Planning Authority for approval in writing. Details shall include the panels themselves and how they shall be mounted to the flat roof. The panels shall be designed to ensure their impact on the street scene is minimised as far as possible. The panels shall thereafter be installed in accordance with the details approved and maintained as such for the lifetime of the development.

Reason: *In the interests of visual amenity in accordance 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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).