WORTHING BOROUGH COUNCIL

Mr Tommy Cairns
Three Percent Ltd
113 South Street
Tarring
Worthing
BN14 7ND

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0875/25

Details of Development
SINGLE STOREY PITCHED ROOF REAR EXTENSION REPLACING EXISTING REAR ADDITION

Location of Development
ELMSLEA LODGE SOUTH STREET WORTHING WEST SUSSEX BN14 7NL

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 9th July 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
03/09/2025

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, HERITAGE AND ACCESS STATEMENT	3D24-ELM-DA-01	09.07.2025
LOCATION PLAN	3D24-ELM-PL-01a	09.07.2025
PROPERTY BLOCK PLAN	3D24-ELM-PL-02a	09.07.2025
SITE DEMOLITION PLAN	3D24-ELM-PL-03a	09.07.2025
SITE BLOCK PLAN	3D24-ELM-PL-04a	09.07.2025
SITE TREE PLAN	3D24-ELM-PL-05a	09.07.2025
SITE VIEWS	3D24-ELM-PL-06a	09.07.2025
EXISTING & PROPOSED GROUND FLOOR PLAN & BOUNDARY VIEWS	3D24-ELM-PL-07a	09.07.2025
EXISTING & PROPOSED GROUND FLOOR PLAN	3D24-ELM-PL-08a	09.07.2025
EXISTING & PROPOSED FIRST FLOOR PLAN & BOUNDARY VIEWS	3D24-ELM-PL-09a	09.07.2025
EXISTING & PROPOSED FIRST FLOOR PLAN	3D24-ELM-PL-10a	09.07.2025
WEST ELEVATION EXISTING	3D24-ELM-PL-11a	09.07.2025
WEST ELEVATION PROPOSED	3D24-ELM-PL-12a	09.07.2025
EAST ELEVATION EXISTING & PROPOSED	3D24-ELM-PL-13a	09.07.2025
SOUTH ELATION EXISTING	3D24-ELM-PL-14a	09.07.2025

Reference/Drawing Number	Version	Date Rec
SOUTH ELEVATION PROPOSED	3D24-ELM-PL-15a	09.07.2025
NORTH ELEVATION EXISTING	3D24-ELM-PL-16a	09.07.2025
NORTH ELEVATION PROPOSED	3D24-ELM-PL-17a	09.07.2025
ISO PERSPECTIVE 01 EXISTING & PROPOSED	3D24-ELM-PL-18a	09.07.2025
ISO PERSPECTIVE 02 EXISTING & PROPOSED	3D24-ELM-PL-19a	09.07.2025
ISO PERSPECTIVE 03 EXISTING & PROPOSED	3D24-ELM-PL-20a	09.07.2025
ISO PERSPECTIVE 04 EXISTING & PROPOSED	3D24-ELM-PL-21a	09.07.2025
PERSPECTIVE VIEWS EXISTING	3D24-ELM-PL-22a	09.07.2025
PERSPECTIVE VIEWS PROPOSED	3D24-ELM-PL-23a	09.07.2025
SITE PHOTOS	3D24-ELM-PL-24a	09.07.2025
ROOF PLAN EXISTING & PROPOSED	3D24-ELM-PL-25a	09.07.2025
DRAINAGE & FLOODING MITIGATION	3D24-ELM-PL-26a	09.07.2025
SUPPORTING DOCUMENT		09.07.2025

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 application documents, unless otherwise approved in writing by the Local Planning Authority.

Reason: *To preserve the special character of the building and conservation area and in the interests of visual amenity having regard to policies DM5, DM23 and DM24 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 windows or other openings shall be formed in the north or south side walls of the extension.

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

05. The works to the boundary walls shall be carried out using reclaimed bricks to match the existing walls and at all times during the progress of the work hereby granted consent, adequate measures shall be taken to protect these walls from collapse or structural damage.

Reason: *In the interests of visual amenity and to preserve the character of the conservation area having regard to policies DM5 DM23 and DM24 of the Worthing Local Plan and the National Planning Policy Framework.*

06. The initial trench for the extension hereby approved shall be hand dug to check for tree roots and if any major or anchoring roots are found, a contingency for foundations will be required, details of which shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: *To protect tree roots from damage and to prevent the loss of the tree 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 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).