WORTHING BOROUGH COUNCIL

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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/0727/25

Details of Development
CHANGE OF USE OF EXISTING BUILDING TO FORM 8NO. RESIDENTIAL APARTMENTS (USE CLASS C3(A)) TO PROVIDE SUPPORTED HOUSING FOR OLDER PEOPLE TOGETHER WITH EXTERNAL ALTERATIONS AND MINOR EXTENSIONS.

Location of Development
8 SOUTHEY ROAD WORTHING WEST SUSSEX BN11 3HT

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 5th 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
07/08/2025

Adur & Worthing Councils, 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
PROPOSED SITE PLAN	1414/P/15 D	25.07.2025
PROPOSED ELEVATIONS 1 OF 3	1414/P/11 C	25.07.2025
PROPOSED ELEVATIONS 2 OF 3	1414/P/12 C	25.07.2025
PROPOSED GROUND FLOOR PLAN	1414/P/09 C	14.07.2025
PROPOSED FIRST FLOOR PLAN	1414/P/10 B	14.07.2025
DESIGN & ACCESS STATEMENT	April 2025	05.06.2025
EXTG GROUND FLOOR PLAN	1414/01 A	05.06.2025
EXTG FIRST FLOOR PLAN	1414/02 A	05.06.2025
EXTG SITE PLAN	1414/03 A	05.06.2025
EXTG ELEVATIONS (NE & NW) 1of3	1414/04	05.06.2025
EXTG ELEVATIONS (SW & E)2of3	1414/05	05.06.2025
EXTG ELEVATIONS (SE & SE2) 3of3	1414/06	05.06.2025
PROPOSED ELEVATIONS (SE1 & SE 2) 3of3	1414/P/13 A	05.06.2025
SITE LOCATION & BLOCK PLAN	1414/P/16	05.06.2025

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 used for the extensions and alterations and associated works of making good hereby permitted shall prior to first occupation of the development be completed to match in design, colour and texture those of the existing building 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 new first-floor window (and external window surround) to be inserted into west elevation of the bedroom to Flat 5 shall match in all respects the proportions and detailed design and construction of the existing window within in the same room on the south elevation.

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

05. The residential accommodation hereby permitted shall not be occupied by any persons under the age of 55 years old (other than spouses and partners).

Reason: *To meets the needs of older people having regard to the policies DM1 and DM2 of the Worthing Local Plan.*

06. Flats 1, 3, 5, 6 and 8 as shown on the plans hereby approved shall be limited to single person occupancy only.

Reason: *The internal floor space of these units is suitable only for single person occupancy in accordance with policy DM2 of the Worthing Local Plan.*

07. No works to implement the development shall commence unless and until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority demonstrating a minimum 20% CO2 reduction compared to the Building Regulations Part L 2013 at the design and build stage and renewable and/or low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficiency measures). Evidence that the development has achieved a minimum C-rating Energy Performance Certificate shall be provided at practical completion.

Reason: *In the interests of sustainable development and to comply with policies DM16 and DM17 of the Worthing Local Plan.*

08. Notwithstanding the details shown on the approved site plan prior to installation details of the siting, make and model of the proposed air source heat pumps (ASHPs), including an assessment of noise emissions and any necessary mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only the ASHPs and associated details as have been agreed shall be implemented.

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

09. Works to implement the development shall not first commence unless and until plans and details of the siting, design and construction of the proposed bin and buggy stores has been submitted to and approved in writing by the Local Planning Authority, No part of the development shall be first occupied until the bin and buggy stores have been provided in accordance with the agreed plans and details.

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

10. Works to implement the development shall not commence unless and until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include indications of:-

i) all existing trees and hedges on the site and details of those to be retained, together with measures for their protection in the course of development;
ii) details of soft planting within the new planted border including a minimum 2no small trees;
iii) details of the permeable paving to the proposed enlarged seating area in the communal rear garden.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the dwellings.

Reason: *In the interests of visual amenity and the environment and to comply with policies DM5 and DM19 of the Worthing Local Plan.*

11. The bat and birds boxes annotated on the approved site plan shall be implemented prior to first occupation of any dwelling hereby permitted.

Reason: *In the interests of enhancing biodiversity in accordance with policy DM18 of the Worthing Local Plan.*

12. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 to 18.00 on Monday to Friday and between 09.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies DM5 and DM22 of the Worthing Local Plan.*

13. No development shall take place including any works of demolition until a Construction Method Statement and Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and Plan and shall be adhered to throughout the demolition and construction period. The Statement shall provide for:-

(i) the anticipated number, frequency and types of vehicles used during demolition/construction;
(ii) the method of access and routing of vehicles during demolition/construction;
(iii) measures to ensure that site worker traffic does not cause obstruction on the public road;
(iv) parking of vehicles of site operatives and visitors;
(v) loading and unloading of plant and materials;
(vi) storage of plant and materials used in constructing the development;
(vii) the erection and maintenance of security hoarding;
(viii) details of dust suppression measures.

Reason: *In the interests of the amenities of the area and highway safety.*

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. 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 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

03. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. 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 the Southern Water website via the following link:

https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

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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 or minor commercial 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 express consent for the display of an advertisement, then you must do so within 8 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-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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).