Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 27

Suffix:

Property Name:

Address Line 1: Mulberry Lane

Address Line 2: Goring

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN12 4NR

Description of site location must be completed if postcode is not known:

Easting (x): 511149

Northing (y): 102775

Description:

Applicant Details

Name/Company

Title

Miss

First name

Claire

Surname

Bassett

Company Name

Address

Address line 1

27 mulberry lane

Address line 2

Worthing

Address line 3

Town/City

West Sussex

County

Country

United Kingdom

Postcode

Bn12 4nr

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Planning Statement – Proposed Creation of Driveway at 27 Mulberry Lane BN12 4NR

The property is a detached residential dwelling located at 27 Mulberry Lane Goring, by sea, within the borough of Worthing. The front garden currently consists of a grass lawn, a pedestrian pathway, and established hedging along the boundary. There is no existing vehicular access or hardstanding for off-street parking.

This application seeks planning permission for the installation of a new driveway in the front garden. The proposal includes the removal of a significant portion of the existing hedging to facilitate a suitable entrance and off-street parking area for residents' vehicles. The new driveway will be constructed using permeable surfacing materials in line with sustainable drainage requirements.

The primary reason for the proposed development is to allow for safe and convenient off-street parking. The property is located on a relatively busy road due to the presence of a nearby school and post office, making on-street parking challenging and, at times, hazardous. This is particularly relevant during school pick-up and drop-off times.
Providing a dedicated driveway will significantly improve the safety, accessibility, and functionality of the property for its residents.

While the proposal includes the removal of a portion of the front garden hedge, this will be carried out sensitively and will not detract from the overall character of the property or street. Many neighbouring properties along the street have similar driveways and minimal boundary planting, meaning the proposal is in keeping with the prevailing appearance of the area.
To soften the visual impact, some low-level planting or retained greenery may be introduced where appropriate.

The driveway will be constructed from permeable materials to comply with sustainable drainage requirements and prevent increased surface water runoff. No trees will be removed, and care will be taken to minimise disruption to the local ecosystem.

The proposed driveway will provide a safer and more efficient access point for vehicles, reducing reliance on limited on-street parking. Adequate visibility splays will be maintained to ensure safety for both drivers and pedestrians.

The proposal represents a modest and reasonable alteration that enhances the safety and practicality of the property. It is sympathetic to the surrounding character, incorporates sustainable materials, and contributes to the overall improvement of the local streetscape. For these reasons, we respectfully request that planning permission be granted.

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Bushes trees and shrubbery at the front of the garden separating the front garden to the public pavement.

Proposed materials and finishes:
Brick retaining wall. We propose to use Ibstock Ashdown Cottage Brick 65mm Brown which is a virtual identical match to our house.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Grass and a concrete path

Proposed materials and finishes:
We want our driveway to be UVR Resin Bound Brown Dune, 1-5mm with a brown block paved edging.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Driveway Drawing

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Driveway Drawing

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Driveway Drawing

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Driveway Drawing

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Miss

First Name

Claire

Surname

Bassett

Declaration Date

22/06/2025

☑ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Claire Bassett

Date

23/06/2025