WORTHING BOROUGH COUNCIL

Bolourchi Ltd
Madi Bolourchi
5 Pound Gate
Hassocks
West Sussex
BN6 9LU
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0924/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (NOISE SCHEME - EXTERNAL), 7 (SCREEN FENCE), 8 (CYCLE PARKING), 9 (BIN STORAGE), 14 (CMS), 15 (DRAINAGE) AND 17 (PRECAUTIONARY CONTAMINATION) OF APPLICATION AWDM/2007/22.

Location of Development
77 - 79 CHAPEL ROAD WORTHING WEST SUSSEX BN11 1HU

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
19/10/2023

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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SCHEDULE

Approved Date - 19/10/2023

5 Works for implementing the development shall not commence until a scheme for protecting the front (east-facing) rooms within the proposed noise sensitive development from external traffic noise and an associated strategy for ventilation to prevent overheating have been submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the indoor ambient noise levels for dwellings specified in BS:8233:2014. Following approval of the scheme and prior to first occupation of any unit within the HMO, a test shall be undertaken and the results submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential accommodation from noise.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan policies DM5 and DM22 and Planning Noise Advice Document Sussex.*

Approved Date - 19/10/2023

7 Use of the HMO accommodation hereby permitted shall not first commence unless and until the existing timber screen fixed to the northern boundary wall has been replaced in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a specification and drawings detailing the slatted design of the proposed replacement screen fence together with accurate details of its overall height and method of fixing to the boundary wall. Thereafter the screen fence shall be retained in accordance with the agreed details.

Reason: *To safeguard the amenities of neighbouring residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

Approved Date - 19/10/2023

8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Approved Date - 19/10/2023

9 No part of the development shall be first occupied until the associated facilities for storing refuse and recycling have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include construction details of the ramped access in the rear yard (No.77) to enable the bins to be wheeled from the storage area on collection day.

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

Approved Date - 19/10/2023

14 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- a commitment to no burning on site,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- Methods to control dust from the site

Reason: In the interests of highway safety and to safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy DM5 of the Worthing Local Plan.

Approved Date - 19/10/2023

15 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure the development is satisfactorily drained in compliance with policy DM20 Worthing Local Plan.*

Approved Date - 19/10/2023

17 If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *In the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policy DM22 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised with regard to Condition 14 (Construction Management Plan) to contact WSCC Highways Licensing team (01243 642105) to obtain formal approval from the local highway authority to carry out loading and unloading of plant, materials and waste on the public highway.

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
PROPOSED GROUND FLOOR PLAN	22076-20-E	03.08.2023
EXISTING AND PROPOSED DRAINAGE PLAN	1828-100-P1	02.08.2023
NOISE IMPACT ASSESSMENT		04.07.2023
CONDITIONS 7, 8, 9 & 14	22076-50	04.07.2023
ASBESTOS REPORT	RJS4466	04.07.2023

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