WORTHING BOROUGH COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1246/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 4 (ARCHITECTURAL DETAILS), 9 (SUSTAINABILITY MEASURES) AND 11 (CONSTRUCTION MANAGEMENT PLAN) AND PARTIAL APPROVAL OF CONDITION 8 (NOISE ATTENUATION & VENTILATION SCHEME) OF APPLICATION AWDM/1483/23.

Location of Development
148 - 150 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HH

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
25/11/2024

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
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 25/11/2024

3 No work to implement the development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roofs of the proposed development have been submitted to and approved in writing by the Local Planning Authority. The roadside roof slope of the 'mansard' roof shall consist of natural slate. The development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to safeguard the character and appearance of the conservation area in accordance with policies DM5 and DM24 of the Worthing Local Plan.*

Approved Date - 25/11/2024

4 Prior to the commencement of development works scaled drawings and sections showing the detailed design of the dormers, windows and doors, and architectural details including the raised parapet/profiled banding/capping details, and firewall, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *In the interests of visual amenity and to safeguard the character and appearance of the conservation area in accordance with policies DM5 and DM24 of the Worthing Local Plan.*

Approved Date - 25/11/2024

8 Works for implementing the development shall not commence until precise details of the proposed sound reduction and ventilation measures based on the mitigation strategy detailed in the submitted Noise Assessment by Acoustic SE J3616 Issue 1 necessary to protect the proposed noise sensitive development from internal and external noise and to prevent overheating have been submitted to and approved in writing by the local planning authority. The scheme shall achieve the sound reduction levels specified in the submitted Assessment and shall include full details of proposed double glazing specification, details of the noise insulation scheme between the ground-floor ceiling/first-floor, and design details of the proposed MVHR system (including the position of all duct locations). The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval of the scheme and prior to first occupation of any dwelling unit, 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 units from noise.

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

Approved Date - 25/11/2024

9 No work to implement the development shall be carried out unless and until precise details of the siting, design and a technical specification of the proposed solar photovoltaics (PVs) shown on the approved roof plan, and a timescale for their implementation, has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be completed in accordance with the agreed details and timeframe for implementation. The dwellings shall achieve a minimum 'C' rating Energy Performance Certificate and achieve the minimum optional requirement set through the Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Reason: *In the interests of sustainable development and to safeguard the character and appearance of the Conservation Area in accordance with policies DM5, DM16, DM17, DM21 and DM24 of the Worthing Local Plan.*

Approved Date - 25/11/2024

11 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. The development, including works of demolition, shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction and demolition periods. The Plan shall provide for:-

the anticipated number, frequency and types of vehicles used during construction,

i) the method of access and routing of vehicles during construction,

ii) HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's),

iii) the parking of vehicles by site operatives and visitors,

iv) the loading and unloading of plant, materials and waste,

v) the storage of plant and materials used in construction of the development,

vi) the erection and maintenance of security hoarding,

vii) a commitment to no burning on site,

viii) 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),

ix) methods to control dust from the site,

x) a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,

xi) details of public and neighbour engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the environment in accordance with policy DM22 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The applicant is advised that condition 8 is partially approved to allow for commencement of the scheme. An application to fully approve the condition will be required prior to occupation to provide test results which show the sound insulation scheme has been installed in full.

Plans Referred to in Consideration of this application

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 ROOF PLAN SHOWING SOLAR PV	23007-P-013-B	22.11.2024
COVER LETTER		02.10.2024
PROPOSED MATERIAL SCHEDULE	23007-P-301A	02.10.2024
NEW MANSARD & DORMER WINDOW DETAILS	23007-C-260-C	02.10.2024
NEW WINDOW DETAILS DIS - COURTYARD	23007-C-261-A	02.10.2024
ACOUSTICIAN COMMENTS		02.10.2024
BUILDING CONTROL COMMENTS		02.10.2024
DETAILS SOUTH PORTION PARTITIONS	23007-C-220-C	02.10.2024
ENVIRONMENTAL NOISE ASSESSMENT	J3616-NS	02.10.2024
PREDICTED ENERGY ASSESSMENT	UNIT G	02.10.2024
PREDICTED ENERGY ASSESSMENT	UNIT H	02.10.2024
CONSTRUCTION PHASE HEALTH & SAFETY PLAN		02.10.2024
AGENT EMAIL RE CMP ADDITIONAL CONDS		20.11.2024
SOLAR PANEL DETAILS		02.10.2024

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