WORTHING BOROUGH COUNCIL

Mr Darren Howorth
7 The Grove
Ferring
BN12 5JA

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0533/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 03 (MATERIALS), 07 (CMP), 08 (CO2 REDUCTION MEASURES), 09 (ARBORICULTURAL IMPACT ASSESSMENT) AND 10 (SURFACE WATER DRAINAGE) OF AWDM/0025/23.

Location of Development
51 MENDIP ROAD WORTHING WEST SUSSEX BN13 2LR

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.

GPeck

Gary Peck
Planning Services Manager
24/07/2024

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
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SCHEDULE

Approved Date - 24/07/2024

3 Development shall not progress beyond foundation stage unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed dwelling, and the surfacing materials to be used for the external areas, has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and samples.

Reason: *In the interests of visual amenity and to comply with policy 16 of the Worthing Core Strategy.*

Approved Date - 24/07/2024

7 No development shall commence unless and until a construction management plan (including storage of construction materials/equipment/parking/disposal of waste and surplus materials) has been submitted to and agreed by the Local Planning Authority. The construction shall not be carried out other than in full accordance with any such approval.

Reason: *In the interests of highway safety and to minimise harm to residential amenity having regard to policy 16 of the Core Strategy , policy DM5 of the modified Submission Local Plan and saved policy RES7 of the Local Plan 2003.*

Approved Date - 24/07/2024

8 Prior to any construction a report detailing proposed energy efficiency measures to achieve a minimum 20% Co2 reduction shall be submitted and approved in writing by the Local Planning Authority. The report shall include a SAP calculation at design stage which will be resubmitted at the built stage and approved prior to first occupation.

Reason: *In the interest of sustainable design having regard to modified Submission Local Plan policy DM16.*

Approved Date - 24/07/2024

9 Before any development commences on site, the following shall be submitted to and approved in writing by the Local Planning Authority:-

An arboricultural implications assessment, arboricultural method statement and tree protection plan to safeguard the TPO'd Holm Oak on site including: protection measures during and after construction and any construction exclusion zones in accordance with BS5837:2005 which shall include any proposal for pruning or other preventative works.

Any mitigation or protection measures approved by the Local Planning Authority shall be put in place prior to commencement of any construction works and retained throughout the period of construction work on the site or for such longer period as approved in writing by the Local Planning Authority.

Reason: *To protect the tree from damage and to comply with policy 16 of the Worthing Core Strategy.*

Approved Date - 24/07/2024

10 No development shall take place unless and until details of surface water drainage incorporating Sustainable Drainage Systems (SUDS) and responding to the specific hydrological conditions of the site have been submitted to and approved in writing by the Local Planning Authority.. The approved surface water drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for the implementation of the sustainable surface water drainage system, and a management and maintenance plan for the lifetime of the development which shall include any arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable surface water drainage system throughout its lifetime.

Reason: *To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 15 of the Worthing Core Strategy and policy DM20 of the modified Submission Local Plan.*

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
GEOTECHNICAL REPORT	TGT3338	10.07.2024
SOAKAWAY DETAILS & PHOTOS	EMAIL	10.07.2024
CMT	NARNIA HOMES LTD	09.07.2024
EXECUTIVE SUMMARY & COMMENTS	TGT3338/GEO/ 001	10.07.2024
PROPOSED PLANS	AP/51/22/103	09.05.2024
PROPOSED STREET SCENE	AP/51/22/104	09.05.2024
BREL COMPLIANCE REPORT		09.05.2024
COMBINED REPORTS		09.05.2024

Reference/Drawing Number	**Version**	**Date Rec**
EXISTING PLOT MATERIALS	PHOTOS	09.05.2024
MATERIALS	PHOTOS	09.05.2024
AT-DESIGN STAGE SAP CALCULATIONS	SX24-0007	09.05.2024
AS-BUILT SPECIFICATION		09.05.2024
WINDOW SCHEDULE		09.05.2024
PHOTOGRAPHIC EVIDENCE REPORT & GUIDANCE NOTES		09.05.2024
THERMAL BRIDGES LIST & DESIGNS		09.05.2024
RETROSPECTIVE ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT	MDJAC-24.032-RAIAPMS-01	13.05.2024

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