WORTHING BOROUGH COUNCIL

Alastair Redman
Roundberry Construction Ltd
12 Sackville Gardens
Hove
BN34GH
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1630/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 8 (PLANTING), 9 (BIN STORE), 10 (SOUND LEVEL FROM ASHP) AND 11 (NOISE ATTENUATION SCHEME) OF AWDM/1707/22.

Location of Development
34 - 36 SOUTH STREET WORTHING WEST SUSSEX BN11 3AA

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
11/01/2024

SCHEDULE

Approved Date - 11/01/2024

8 Details of a planting scheme including small shrub(s) and perennial plants for the external raised planter shall be submitted to and approved in writing by the Local Planning Authority. The agreed planting scheme shall be carried out in the first planting season following occupation of the proposed dwelling, and any 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..

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

Approved Date - 11/01/2024

9 No works to implement the development hereby permitted shall be undertaken unless and until the construction details and materials of the proposed roofed bin store, including precise details of the position and fitting of the re-sited ASHP have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details and no other externally sited plant or equipment shall be fixed or fitted to or on the building without the written agreement of the Local Planning Authority in an application made on that behalf.

Reason: *To safeguard the amenities of nearby residential occupiers having regard to policy DM5 of the Worthing Local Plan.*

Approved Date - 11/01/2024

10 The sound level from the re-sited ASHP shall not exceed 35dB LAeq, 15 mins at both full duty and when in reverse mode, measured or predicted at any noise sensitive façade of any neighbouring residential premises.

Reason: *To safeguard the amenities of nearby residential occupiers having regard to policy DM5 of the Worthing Local Plan.*

Approved Date - 11/01/2024

11 Works for implementing the development shall not commence until a scheme for protecting the proposed noise sensitive development from external noise and an associated strategy for ventilation to prevent overheating has 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 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 proposed residential accommodation from noise.

Reason: *To ensure a satisfactory internal living environment for the future occupiers in accordance with policies DM5 and DM22 of the Worthing Local Plan, the relevant policies of the NPPF and Planning Noise Advice Document Sussex.*

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
OVERHEATING ASSESSMENT		22.11.2023
BASELINE NOISE SURVEY AND IMPACT ASSESSMENT	2324-307	15.12.2023
PROPOSED BIN STORE PLAN AND ELEVATION	20 V1	07.12.2023
PLANTING SCHEDULE		07.12.2023

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