Expiry Date - 08/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0995/24 Recommendation – APPROVE

Site: 48 South Street Worthing West Sussex

Proposal: Redevelopment including conversion and alterations, extensions at second floor and partial demolition at third floor of the existing building to retain commercial (Use Class E) at ground floor and accommodate 7no. residential flats across first and second floors.

Date of site visit: Various

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a commercial property on the east side of South Street. There is a modern commercial property on the ground floor with a traditional brick facade above to South Street. The property is terraced with a range of shop fronts at ground floor with primarily two floors above of varying heights and designs.

The property is deep with a rear service entrance and façade off Marine Place.

To the north side is commercial property at ground floor with storage, offices associated with the property above.

To the south side to the frontage is a jeweller at ground floor with offices, storage, staff facilities above. The property has a roof terrace at first floor which abuts the boundary with the application site.

To the south to the rear is residential development accessed off Marine Place, built in a contemporary style with render and timber. The first floor of the flat faces partly west with a screened balcony.

The property is within the within the South Street Conservation Area, the Primary shopping frontage and the South Street Character Area of the Worthing Town Centre.

Proposal

The application, which has been amended since originally submitted, proposes the redevelopment the existing building, including conversion and alterations of part of the existing building, as well as extensions at second floor and partial demolition at third floor to retain approximately 214 sqm of existing commercial space at ground floor, and 7 residential flats across first, and second floors.

The proposed residential units would comprise
Flat 1 – Studio – 37sqm
Flat 2 – 2 Bedroom – 74sqm
Flat 3 – 1 Bedroom – 53sqm
Flat 4 – 2 Bedroom – 70sqm
Flat 5 – 3 Bedroom – 115sqm
Flat 6 – 1 Bedroom – 56sqm with terrace
Flat 7 – 2 Bedroom – 67sqm

Three of the flats would be accessed from the existing access off South Street, the other four units would be accessed from Marine Place.

The ground floor would remain primarily as class E, with the section to the rear off Marine Place used for bike and bin store. There will be a communal hallway and new staircase.

The front and rear elevation would be retained in red brick and a mansard /second floor extension is proposed to the rear. The extension would be comprised of render. Part of the third floor would be demolished.

Solar/photovoltaic panels are shown on the roof.

The application proposes new windows to the east, north and south elevations. To the south side a two-storey frosted screen and louvered external blinds are proposed.

Relevant Planning History:

PREAPP/0065/23- conversion, alterations, extensions at second and third floors of the existing building to retain commercial (Use Class E) at ground floor and accommodate 9no. residential flats across first, second and third floors

Consultations:

West Sussex County Council – Highways

No car parking is available for this site, however the application form states 9 existing and proposed spaces. Plans to determine car parking/cycle parking provision are limited.

The site is located in a sustainable location close to the usual town amenities and transport links, therefore no objection to the lack of parking would be issued by the highway authority. Secure and covered cycle parking will be required

West Sussex Fire and Rescue

Having viewed the plans for the planning application no. AWDM/0995/24 for the redevelopment including conversion and alterations, extensions at second floor and partial demolition at third floor of the existing building to retain commercial (Use Class E) at ground floor and accommodate 8no. residential flats across first and second floors., evidence is required to show that all points inside the dwelling are within 45 metres of a fire appliance location in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement, as this type of measurement is very rarely achievable due to obstructions. Any areas not within the 45-metre distance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standard.

Southern Water-

The water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. From our investigation, we have established that the distance between the site and our existing water main is 2.05 metres. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf
No discharge of surface water sewerage from the site shall be discharged into the public system until offsite drainage works to provide sufficient capacity within foul/surface water network to cope with additional sewerage flows are complete. Southern Water is currently in process of designing and planning delivery of offsite sewerage network reinforcements. As previously advised Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development.
From the information received, we can see no evidence of the applicant using the existing wastewater connection and Surface Water scheme. If this is the case, Southern Water will need to be informed. If not, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements
We request that should this planning application receive planning approval, the following informative is attached to the consent: 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.

Adur and Worthing Councils:

Environmental Health:

Public Health

The acoustic report is ok and sets out options. We will need to agree what the developer finally installs, but this can be conditioned. Maybe something along the lines of: Details of the final noise mitigation scheme shall be provided and agreed with the local planning authority before any construction work commences.

Also I would recommend a condition for the sound insulation between the commercial and residential property to be checked and upgraded where necessary.

- The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

WSP

Following a review of the updated flood depths provided in the Surface Water Flood Risk Review document dated 15th April 2025 (ref TN01), we note that the surface water flood risk to the site has significantly reduced with the release of the Environment Agency's NaFRA Risk of Flooding from Surface Water data. As a result, the application is in accordance with the NPPF, and safe access and egress has been demonstrated without the requirement for an escape route over the roof of the property. Therefore, **we would recommend the approval of the application**.

Representations:

Representing 50-52 South Street (Edited)

We OBJECT to this proposal which indicates the formation of new residential windows into a blank boundary wall with our property. The proposed accommodation relies upon natural light obtained via open land within our ownership. This is an imposition which would prejudice our own right to develop our land.

The Party Wall Act does NOT provide any right to cut an opening for a door,

window or vent into a Party Wall. These can only be created with the express consent of both owners, which is not given
It is noted that the existing drawings included in this planning submission do not sufficiently describe neighbouring windows for impacts to be assessed, including potential impacts when considering the proposals as an agent of change within this setting.

The proposed new windows, at first and second floor, offer direct overlooking into existing windows at the rear of No. 50-52

The proposals split the building in two parts, with no lateral connection. This means that bin and cycle storage at the rear of the property is inaccessible to those living in the front part. This would place strain on existing facilities in South Street, upon which we also rely.

46 South Street (edited)

The second floor terrace on the south elevation Would overlook the second floor terrace of the Marine Place property, albeit at a slight angle, resulting in loss of privacy and residential amenity contrary to DM5

The proposed first and second floor terraces would directly overlook the terrace of No 46, which although not residential is regularly used as an outdoor amenity space for the owners and employees of the commercial unit contrary to DM5.

Concern that should they wish to convert their upper floors to residential in the future, the proposed two terraces and the relationship with the roof terrace could prejudice such a proposal.

Suggest the terraces are fitted with high level obscured screens in order to mitigate overlooking.

The balcony details represent an alien feature into the existing building form and if allowed offers future occupants of the development a poor outlook and amenity.

Potential for the noise to proposed residential units from the existing air conditioning units.

How will they get access during construction.

Relevant Planning Policies

Worthing Local Plan (2023): SP1, SP2, SP3, SS1, SS3, DM1, DM2, DM3, DM5, DM6, DM7, DM8, DM9, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24

SPD: Guide to Residential Development (2013),

Space Standards (2012)
Technical housing standards - nationally described space standard 2015
South St Conservation Area Appraisal

National Planning Policy Framework (2024)
Planning Practice Guidance

Planning Assessment

The Worthing Local Plan was adopted on 28th March 2023 (base date of Plan 2020). Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 78 of the NPPF (2024) requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
a) 5% to ensure choice and competition in the market for land; or
b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The most recent 5 Year Housing Land Supply (5YRHLS) position for Worthing (as at 01/04/2023) demonstrates a 6.3 years supply applying a 20% buffer as at that time Worthing had failed the then current Housing Delivery Test (HDT) (2022 published December 2023).

However, the most recent HDT 2023 (published December 2024) shows that Worthing scored 107% and therefore faces no consequences from the HDT.

Having a 5YRHLS position and having passed the HDT with no consequences means that for Worthing Paragraph 11 c) of the NPPF applies which states: '*For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay* '.

Policy SS3 of the Worthing Local Plan states amongst other things:

To ensure that Worthing Town Centre continues to fulfil its sub-regional role, it is important to provide development that meets both quantitative and qualitative needs. To achieve this the Council will:

b) Improve and increase the mix of uses in the Town Centre particularly retail, employment, community, residential, leisure, recreation, cultural and tourist facilities through maximising development around key development sites and through the more efficient use of existing sites

f) Deliver development, which has high architectural, urban design and environmental performance and sustainability standards.

Policy DM13 indicates that the efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:

i)the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses;
ii) consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

The creation of flats on the upper floors is therefore acceptable in principle in this sustainable location, the key issues are the loss of commercial floorspace, impact on the conservation area, residential amenity for future residents, impact on neighbouring properties and parking and accessibility.

Existing commercial unit

The site lies within the primary shopping frontage of Worthing town centre. Policy DM13 indicates that Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs according to their function in the hierarchy.

In relation to upper floor uses conversions should not *undermine the viability of the unit on the ground floor'*

Policy SS3 (Town Centre) of the Local Plan which seeks to *'Improve and increase the mix of uses in the Town Centre particularly retail, employment, community, residential, leisure, recreation, cultural and tourist facilities through maximising development around key development sites and through the more efficient use of existing sites.'*

The current application proposes retaining the ground floor of this large property for commercial use. The proposals seek to retain circa 214sqm of commercial floorspace. The applicant's agent has indicated that the upper floors of the shop were not well used and redevelopment of the site makes better sense of the spaces. The development would retain a good size shop unit with frontage from South Street.

Heritage and Visual Amenity

The starting point is whether the development would preserve or enhance the established character and appearance of the Conservation Area.

The application site comprises an attractive facade to South Street a deep building with a less attractive brick façade to Marine Place.

Policy DM5 requires that all development meet the criteria in the policy including that it be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. The development will be assessed against its harm to the conservation area which will be weighed against the public benefits of the scheme.

The property would comprise a mid-terraced property with a frontage to South Street and access also from Marine Place. The front façade would remain as existing. At the rear it is proposed to infill and extend above the first floor with a contemporary rendered extension.

The South Street Conservation Area document identifies this section of South Street as subject to gradual redevelopment over many years and therefore the buildings contribute significantly to the character and appearance and many have considerable local historical or architectural interest.

It also indicates of Marine Place:

Encourage appropriate redevelopment or enhancement schemes which improve the appearance of service accesses to the rear of properties on South Street.

The application involves the retention of the front façade with any new elements to the roof not visible from the frontage. The front of the property would therefore retain its architectural interest and retain the character and appearance of the building and street scene.

At the rear, the service area and associated façade will be animated with new and existing windows and a contemporary extension proposed above the first floor. The property to the south is in two flats which exhibits a contemporary style of timber and render. The extension would be partly set back from the existing rear elevation in a render. The extension would not be unduly prominent due to existing buildings but would improve the appearance of the building and service area.

The application shows PV panels to the roof, details of the panels, to include sections will be subject to condition to ensure their assessment on the impact of the Conservation Area and are hidden from view as much as possible.

It is considered that the proposal would not be harmful to the character and appearance of this terrace. The development therefore complies with Policies DM5, DM6 and DM24 of the Worthing Local Plan which among other things seeks to ensure development in Conservation Areas be of a high standard of

design and materials so as to respect, preserve and enhance the character and appearance of that area.

Residential Amenity

Future Occupants

Policy DM2(d) of Worthing's Local Plan states that new dwellings across all tenures will be expected to meet, as a minimum, the Nationally Described Space Standards for internal floor areas and storage space.

Following negotiation all the units would now comply with the National Space Standards and would provide storage.

Extensive negotiation has taken place regarding, the light and outlook that would be afforded to the residential units and through negotiation a unit has been dropped to provide an improved layout.

Due to the depth of the building a large number of windows have been required to light the rooms between the front and rear of the building and due to the outlook and juxtaposition to neighbouring properties it has meant that the windows have largely had to be obscure glazed, high level or provide external louvred windows.

In terms of flat 1, this property comprises a studio, it has main living windows facing South Street (west), there is one obscure glazed window to a shower room. It is considered that this property has adequate light and outlook with the obscure glazed window to a bathroom set back from the boundary.

In terms of flat 2, this property has the main living room windows facing South Street (west), it has two bedrooms and bathroom, both bedrooms have windows to the south or southeast side. They are now set back from the boundary, vertical louvred blinds would be constructed to these windows and a frosted screen erected between this property and flat 3. The windows would have limited outlook due to the louvred blinds and screening, however as they face south or south east there would be natural light, the amendment to lose the balcony and clear view has been a compromise to ensure potential for overlooking of the neighbouring properties to the south is avoided as much as possible. Although a limited outlook and reduced light would be received to these bedrooms, it is not considered that it could be refused on this basis. The flat has a bathroom to the northwest corner, this bathroom would have windows in the north and northwest elevations both of which are on the boundary. Both windows would be high level, obscure glazed and restricted opening. In view of the fact that this room is a bathroom it is not considered that these restricted windows would have a detrimental future impact on any occupants.

In terms of flat 3, this property has its main living room windows facing Marine Place (east). It has one bedroom. The bedroom has windows to the north and south elevations. The window to the north would be on the boundary and

restricted opening. The window to the south as flat 2 above would have a window with louvred blinds. A shower room facing into the void to the south west would be obscure glazed. As above the revised, restricted opening and louvred windows would not have a detrimental impact on the amenity of any future occupier.

In terms of flat 4, this property has its main living room window facing Marine Place (east), it has a bedroom also with a window facing east, both of which are unobstructed and would provide light and aspect for these rooms. The property has a further bedroom with a window facing west onto a large void of roof. It would have restricted opening as it is situated on the boundary wall, the bathroom has a small frosted window facing north. The location of these windows would not have a detrimental impact on the amenity of any future occupier.

In terms of flat 5, it has main living room windows facing South Street (west), the property has three bedrooms and an office. One bedroom has a window to the south, set off the boundary, the other two bedrooms have south or south east facing windows with vertical louvres, similar in impact as flats 2 and 3 above. The office would have two high level, obscure glazed, restricted opening windows to the north and north west which to a non habitable room is considered acceptable in terms of light and aspect.

In terms of flat 6, this one bedroom property has small living room windows to Marine Place (east) as well as a further window to the void area facing south west and a door and window to a small terrace in the south east corner. There are also two skylights. This would provide this property with good levels of light and aspect to the main living area. It would have a bedroom window facing south into the void which would be louvered as above. A shower room window to the north on the boundary.

In terms of flat 7, this property would have a living room with windows facing east onto Marine place as well as a further window to the west which would be high level and restricted opening. The property has a small terrace. There is also a skylight to the living room and hall. The property has two bedrooms one of which has windows to the east onto Marine Place. There is a second bedroom with a small window facing north, although this small window the bedroom also has a skylight which would be provide a good amount of light.

The ‘Space Standards’ SPD also sets out requirements for external open space. Balconies need to be of sufficient size to accommodate a small table and sufficient chairs for each occupant. There is small amount of external space associated with some of the proposed properties.

Many of the units as set above are compromised either through layout, design, light to habitable rooms and lack of external space, however this needs to be balanced against the adaption and use of unused upper floors and the complex nature of the building and its relationship to neighbouring properties. It is considered that as all living rooms have units have good levels of light and outlook to the east and west all the units can be considered to

have an acceptable level of accommodation in the instance. Overall, on balance, in this town centre the general principle of residential conversion is supportable as the proposal involves intensification of a brownfield site in a very sustainable town centre location.

The Development is in a town centre location and the area is frequently noisy particularly late at night, with noise produced by pedestrians, street entertainment and from customers at various licensed venues in the nearby vicinity.

The Environmental Health Officer considers the acoustic report is acceptable and sets out options. Environmental Health officers consider that the final details can be conditioned both from external noise and between the commercial and residential units

Neighbour amenity

Policy DM2 of Worthing's Local Plan says that development must make the best use of land with particular consideration given to the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers. The main impacts assessed are commonly those associated with light, privacy, outlook and sense of enclosure and noise. It is recognised that the site is located in a tight urban context with nearby residential properties which will be affected by the development.

The application site is within a range of commercial units with residential above to some units. As indicated above, the property has two frontages with a large amount of space in between and the requirement to insert windows to provide light and aspect for some rooms of the proposed properties. All living rooms for the properties either face east or west onto road frontages.

The occupants of the properties either side have raised concerns in relation to the insertion of windows on the boundaries in terms of overlooking, loss of amenity and the impact of any development potential should they wish to convert to residential on the upper floors of their properties or extend.

With regards to the impact on No 46 to the south, this comprises a commercial unit at ground floor and at first this property opens up onto a roof terrace from a kitchen/store area used by the owners and employees. The roof at this point is flat and contains some air conditioning units. This flat roof area is immediately to the south of the two storey void area which has been created which proposes several bedroom windows for the units over the two floors. Through negotiation the windows that face this space have been largely proposed to be fitted with louvred blinds and the balconies have been removed. It is not therefore considered that the windows which are largely to bedrooms would cause a detrimental overlooking of roof terrace of the commercial property so as to refuse the application.

Clearly there is opportunity for the owner/occupant to come forward with proposal to convert floors to residential or extend and this would need to be assessed on its merits at the time of any application.

Also to the south side is a flat accessed off Marine Place, this property faces partly west towards the rear of the first floor of No 46, it has a balcony part of which is close to the rear of No 48. The application proposes a void which means that any windows are set back from the current south facing elevation. With the setback, obscure glazed panel and louvered windows, although a close relationship, it is not considered that it would cause any detrimental loss of prospect or overlooking from the proposed development to this modern flat. To the north side is No 50 which wraps around the majority of the north of the application site. No 50 comprises a retail unit with ancillary storage and amenity facilities above. The property has windows in the rear elevation (east and across the roof and close to the rear and side elevation of No 48.

The application proposes several windows in the north elevation over the two floors. The positioning, size, obscurity and openings have been subject to significant negotiation. Flat 2 has high level, obscure, restricted opening windows to its bathroom to the north and west elevation closest to the rear windows of No 50, the proposed flat above flat 5 has similar high level, obscure glazed, restricted opening windows to the same corner, both of these are no habitable rooms and with the interventions to the windows would not cause detrimental overlooking to the neighbouring property. There are further windows on this north elevation which look over the roof space of No 50 and potentially 52, but these are at a further distance from known windows and the majority of which are proposed to be restricted. It is not therefore considered that further windows would cause detrimental overlooking.

The development is largely a conversion of the existing building closest to No 50, it is not therefore considered that the development would cause detrimental impact to No 50 in terms of visual impact or loss of light.

The proposed extension to the rear would be flat roofed and set back from the Marine Place existing elevation. The site is surrounded by development of varying heights, designs and setbacks from what can be viewed, it is not considered that the extension to the rear to Marine Place elevation would have a detrimental impact in terms of overlooking or visual impact on adjoining properties.

Clearly there is opportunity for the owner/occupant to come forward with proposal to convert floors to residential or extend and this would need to be assessed on its merits as the time of any application.

Concerns with party wall and construction of development on the boundary are legal matters between the parties and the applicant has indicated that all land within the application site is with the applicant’s control.

The application has been amended since originally submitted and now includes a lesser number of units and consideration of the placing of rooms

and windows to overcome concerns regarding overlooking and development potential.

It is therefore considered on balance that the proposal would not have a detrimental impact on amenity of neighbouring properties following the revisions.

Parking and Accessibility

The site is situated in a sustainable location in easy walking distance of modes of transport other than the private car and local shops and facilities. No residential parking is provided.

Cycle and refuse storage will be provided to the rear off Marine Place. Although this is not ideal for the occupants of the flats accessed off South Street, an internal link would compromise either the commercial unit or upper floors. It is a short walk from the South Street Entrance to the Marine Place Entrance and as such is considered acceptable on this occasion.

Conditions to secure the cycle storage and refuse provision and retention is considered appropriate.

Flood Risk

Policy DM20 of Worthing's Local Plan requires development to manage and reduce the risk of flooding. Development should be directed away from areas of highest risk of flooding from any source, including the use of sequential tests, and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management.

The site is situated marginally within Flood Zone 3 (FZ3). The majority of the land is situated within Flood Zone 1.

As a result of the building falling slightly within Flood Zone 3, a Flood Risk Assessment was prepared in support of the application.

During initial consultation with our drainage consultants, it was established that the site was adjacent to a high surface water flood risk and coastal change and no safe access and egress had been demonstrated.

Following the submission of additional information and review it was established that safe access and egress could be demonstrated without intervention and as such the proposal was in accordance with the NPPF.

Sustainable Construction

Policy DM16 sets out a number of ways that developments should work towards zero carbon development. First it states all new build housing will achieve a minimum 20% C02 reduction compared to the Building Regulations Part L 2013 standard through energy efficiency measures.

Policy DM17 of the Local Plan states that all new housing development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after C02 reductions from energy efficiency measures).

The applicant agents have indicated that the proposed conversion has been designed to take account of the existing landform, building orientation and massing in order to minimise energy consumption and work within the parameters of this brownfield site and significantly reduce carbon emissions by repurposing the existing, vacant structure

The proposal appears to suggest photovoltaic or similar on the roof, the applicants advise that further sustainability measures to comply with the policy can be secured by condition.

CIL

The proposal is liable to a CIL payment for the new residential floorspace and will be subject to the vacancy test for the converted floorspace. .

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Details of materials to be submitted
3. Obscure glazing and restricted opening to windows as shown on the plans
4. Details of louvered screens to be submitted
5. Details of final noise mitigation
6. Sound insulation between commercial and residential to be submitted.
7. Details of sustainable measures inc PV panels
8. Hours of construction
9. CMS
10. Refuse provided in accordance with approved plans
11. Cycle storage in accordance with the plans

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework..
2. New Address
4 CIL
3. 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.
5 Party Wall

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Jackie Fox Date: 01.07.25

Authorised by: Louise Prew Date: 14/07/2025