WORTHING BOROUGH COUNCIL

Mr Zalman Hanovitch
EA Town Planning Ltd
16 Francklyn Gardens
Edgware
London
HA8 8RY
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1219/24

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (SCHEDULE OF MATERIALS AND FINISHES); 4 (VENTILATION AND ACOUSTIC PROTECTION MEASURES); 5 (CONSTRUCTION MANAGEMENT PLAN); 6 (BIODIVERSITY NET GAIN); 7 (SURFACE WATER DRAINAGE SCHEME); 10 (CYCLE PARKING DETAILS) AND 11 (FOUL AND SURFACE WATER DETAILS) OF APPLICATION AWDM/0172/24.

Location of Development

OCEANVIEW HEIGHTS 15 MONTAGUE PLACE WORTHING WEST SUSSEX

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
06/02/2025

SCHEDULE

Approved Date - 06/02/2025

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority. These details should include consideration of sustainability measures to be undertaken and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and sustainability in accordance with policies DM5 and DM16 of the Local Plan.*

Approved Date - 06/02/2025

4 Prior to the commencement of the development hereby approved, details of the proposed ventilation and acoustic protection measures shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter.

Reason: *To ensure adequate ventilation and acoustic protection measures for the proposed residential units.*

Approved Date - 06/02/2025

5 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 the following details as a minimum:

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

Reason: *In the interests of highway safety and the amenities of the area.*

Approved Date - 06/02/2025

6 Prior to the commencement of development, a management plan indicating the amount of biodiversity net gain shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter.

Reason: *To ensure that biodiversity net gain is achieved in accordance with policy DM18 of the Worthing Local Plan.*

Approved Date - 06/02/2025

7 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the provision of a satisfactory drainage scheme.*

Approved Date - 06/02/2025

10 No development shall be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for such use at all times thereafter.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.*

Approved Date - 06/02/2025

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

Reason: *To ensure the satisfactory means of foul and surface water sewerage disposal.*

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
COVERING LETTER	2022.69-1	23.09.2024
BIODIVERSITY ENHANCEMENT STRATEGY	July 2023	23.09.2024
CLADCO DECKING WALL CLADDING BOARD	PRODUCT INFO	23.09.2024
DRAINAGE STRATEGY INC SUDS JME224.31-35 MONTAGUE STREET.DS_RevA	RevA Sept 2024	23.09.2024

Reference/Drawing Number	Version	Date Rec
ENVIRONMENTAL NOISE ASSESSMENT	AA/24/08/EA/MP/NIA	23.09.2024
REGAL ROOFLINES BROCHURE	PRODUCT INFO	23.09.2024
MATERIALS SCHEDULE	September 2024	23.09.2024
PROPOSED PLAN BIKE STORAGE AREA	1965.EX.01 Rev A	14.01.2025
CONSTRUCTION MANAGEMENT PLAN	December 2024	12.12.2024
SITE PLAN TO ACCOMPANY CMP		12.12.2024
SKIP LOADER SWEPT PATH	SPC01_SWP_01	12.12.2024
3.5T DROPSIDE/LUTON (LGV) SWEPT PATH	SPC01_SWP_02	12.12.2024
7.5T DROPSIDE (HGV) SWEPT PATH	SPC01_SWP_03	12.12.2024
TRANSIT TYPE VAN (LGV)	SPC01_SWP_04	12.12.2024

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

Ref: AWDM/1219/24