WORTHING BOROUGH COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1327/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 (MATERIALS), 6 (BOUNDARY TREATMENT) AND 11 (SURFACE WATER) OF APPLICATION AWDM/1141/22.

Location of Development
MILLER HOUSE 14 - 16 FARNCOMBE ROAD 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
05/03/2025

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 - 05/03/2025

2 Notwithstanding the details shown on the plans, no development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (which should include render to match existing adjacent developments) windows, doors, dormer windows and roof of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy BE1 of the Worthing Local Plan and policy 16 of the Worthing Core Strategy.*

Approved Date - 05/03/2025

6 Prior to commencement of any above ground construction, details of all boundary treatment shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be provided in accordance with the approved details prior to occupation of the building.

Reason: *In the interests of the amenities of neighbours and future residents in accordance with policy 16 of the Worthing Core Strategy, 2011 and Saved Policy H18 of the Worthing Local Plan.*

Approved Date - 05/03/2025

11 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. 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 that the proposed development is satisfactorily drained in accordance with policy DM20 of the Worthing Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.*

And the accompanying informative:
"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per:

https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%). Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extent of ground water monitoring with the council's engineers. Further detail regarding our requirements are available on the following webpage: https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions".

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
DRAINAGE STRATEGY	U0532 -Rev - V4	07.02.2025
RESPONSE FROM URBAN WATER	7th Feb 2025	07.02.2025
WINDOW DETAILS	687-1-V1	26.11.2024
MATERIALS INFO	REV B	23.10.2024
PROPOSED BOUNDARY PLAN	20093B-P-101A	23.10.2024
AGENT EMAIL RE MATERIALS		23.10.2024
RESPONSE FROM URBAN WATER	3rd Jan 2025	06.01.2025
RESPONSE FROM URBAN WATER		22.11.2024

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