WORTHING BOROUGH COUNCIL

Mr Kevin Clarke
KJC Architects
2 Grove Cottage
Old Watercress Walk
Carshalton
SM5 3BD

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0185/24

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 5 (ACOUSTIC ASSESSMENT) AND 8 (LANDSCAPING AND BIODIVERSITY) OF APPLICATION NO AWDM/1126/23

Location of Development
1 BROADWATER STREET WEST WORTHING WEST SUSSEX BN14 9BT

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
01/05/2024

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
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 01/05/2024

5 Construction work shall not commence until a scheme for protecting the proposed noise sensitive first floor flat from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within BS 4142:2014+A1:2019, ProPG: Planning & Noise 2017, the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Reason: *To safeguard the amenities of residential occupiers and to comply with policies DM5 and DM22 of the Worthing Local Plan.*

Approved Date - 01/05/2024

8 The development shall not be commenced unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. The soft landscaping scheme shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. Hard landscaping scheme shall include hard surfacing materials, finished levels and location and details of biodiversity measures. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting and seeding seasons following the occupation of the building. Any trees or 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. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

Reason: In the interests of visual amenity and the environment and to comply with policy DM5 and DM18 of the Worthing 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
NOISE IMPACT ASSESSMENT	AC20084.01.00	08.02.2024
GENERAL ARRANGEMENT PLAN, PROPOSED LANDSCAPING	0110 Z00 01	08.02.2024
NOISE IMPACT ASSESSMENT	AC20084.01.01	18.04.2024

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