Expiry Date - 02/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0979/24 **Recommendation – APPROVE**

Site: **1 Boxgrove Worthing West Sussex BN12 6BL**

Proposal: **Application to Vary Conditions; 01 (Approved Plans), 05 (Cycle parking), 07 (Surface Water Drainage), 09 (Boundary Treatments) of approved application AWDM/1849/22.**

Date of site visit: 25/09/25

Neighbours checked: Y

Additional neighbour notifications: Application re-advertised due to change of application type.

Site and Surroundings

The site is located on a corner plot at the junction of Boxgrove (to the east) and The Strand (to the south), within a residential area of Worthing. The plot consists of the side garden to the south of the host dwelling at No.1 Boxgrove. The host dwelling is a semi-detached, two-storey house with brick and tile hung elevations and a pitched roof. The existing building is set back from the pavement to the front behind an open lawn area with a close board fence forming the south side boundary of the plot.

The site is not within a conservation area and contains no listed buildings or protected trees.

Proposal

Planning permission was granted under application AWDM/1849/22 for a proposed two storey 3 bedroom end of terrace house with front and rear gardens. A Non-material amendment was granted under application AWDM/1497/24 to correct the description to: Proposed two storey 2 bedroom end of terrace house with front and rear gardens.

The current application seeks to vary conditions 01 (Approved Plans), 05 (Cycle Parking), 07 (Surface Water Drainage), 09 (Boundary Treatments) of approved application AWDM/1849/22.

The specified conditions are:

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

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Reference/Drawing Number	Version	Date Rec
LOCATION PLAN		15.11.2022
BLOCK PLAN		15.11.2022
DESIGN & ACCESS STATEMENT		15.11.2022
BLOCK PLAN, ELEVATIONS & SECTION THROUGH NORTH		01.03.2023
EXISTING & PROPOSED FLOOR & ROOF PLANS		01.03.2023

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

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved block plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

07. 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.

09. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the use hereby permitted is commenced [or the building is occupied] [or in accordance with a timetable to be approved in writing by the Local Planning Authority]. Thereafter the approved boundary treatment shall be retained permanently.

Reason: In the interests of visual amenity and having regard to policy 16 of the Worthing Core Strategy.

The variation of condition application seeks to correct/amend dimensions so that they match the host dwelling and amend the internal layout in relation to Condition 1 (Approved Plans). The internal layout has been slightly altered by reducing the size of the WC to increase the kitchen and lounge areas at ground floor and to remove the study and increase the size of the bedrooms at first floor. The corrected plans show a slight increase in floorspace from 61.60m^2 to 63.46m^2.

This application also seeks to change the plan title for Condition 5 (Cycle Parking) from 'Block Plan' to 'Layout Plan', to change Condition 7 (Surface Water Drainage) to compliance only and to change Condition 9 (Boundary Treatments) to; in accordance with approved plans.

Relevant Planning History:

AWDM/1497/24 - Application for a Non-material amendment to approved AWDM/1849/22 to correct the description to: Proposed two storey 2 bedroom end of terrace house with front and rear gardens - Approved

AWDM/1849/22 - Proposed two storey 3 bedroom end of terrace house with front and rear gardens – Approved

Consultations:

WSP: Initial response: *Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following condition attached:*

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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 and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Officer response: Information, details, monitoring and test results were submitted in relation the previous condition for Surface Water drainage on approved application AWDM/1849/22, prior to the submission of this application. WSP responded as follows to these details: *'We can confirm the infiltration rate is suitable. As stated in Condition 7, winter groundwater monitoring and drainage drawings showing the location and drainage plans are also required before we are able to discharge the condition."*

Further details of the drainage plans including size, depth and location of the soakaway were provided on the Proposed Plan and Layout Plan to satisfy the above and the previous test results and monitoring were resent. No further response was received from WSP and therefore the Councils intention to change Condition 7 to a compliance only condition was confirmed via email to WSP on 28/10/24 unless any further comments to the contrary were received. No further comments were received.

Southern Water: 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.

Officer response – The application is for variation of conditions only and cannot introduce new conditions.

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Environmental Health: Advised hours of construction condition as previously imposed.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM15, DM20
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
Space Standards SPD February 2012
Nationally Described Space Standards (DCLG 2015)
Guide to Residential Development SPD November 2013

Planning Assessment

The principle of development has been agreed and approved by the previous planning application. Consideration of this application is limited to the conditions being varied as specified above and their resulting impact in terms of the character and visual amenities of the area, impacts on the residential amenities of neighbouring properties and future occupants and parking/highway safety.

Visual Amenity

The plans have been updated to correct errors on the previous drawings including the pitch of the roof and the dimensions of the existing dwelling. The updated drawings would continue to match the, design, scale, materials and openings of the host dwelling that the proposal is intended to mirror and would retain the staggered relationship with the existing building.

Details of drainage, soakaways, bin storage, bike storage and fencing have been provided on the updated plans. Bin storage is located to the rear of the house, adjacent to the side boundary and behind a gate. Bike storage would be accommodated within a shed located in the rear garden. Boundary treatments consist of new and replacement 1.8m high close board fencing. These details are in keeping with the residential character of the area and would not detract from the street scene or surrounding area.

There would be no adverse impact on the external appearance of the building or the visual amenities of the locality as a result of the updated plans or the conditions being varied.

Residential Amenity – Existing neighbours and future occupants

The corrections to dimensions would not affect neighbours in any way, as the scale and proportions of the proposed dwelling would continue to match the host dwelling.

The internal layout has been slightly altered by reducing the size of the WC to increase the kitchen and lounge areas at ground floor and to remove the study and increase the size of the bedrooms at first floor. The corrected plans show a slight increase in floorspace from 61.60m^2 to 63.46m^2. This would benefit future occupants by providing more space.

The proposed fencing would be suitable for a residential dwelling and would not have a detrimental impact on neighbours. The addition of a bike shed to the rear garden would be typical development for a residential dwelling and would not adversely affect neighbours. Bin storage is away from the neighbour's boundary and would not affect amenity.

There would be no additional impact on residential amenity as a result of the updated plans or the conditions being varied.

Parking and Highways

The addition of a bike shed would promote the use of sustainable transport methods. The revised plans also show an EV charging point increasing opportunities for sustainable transport. There would be no adverse impact on parking or highway safety as a result of the varied conditions.

CIL

The applicant has submitted CIL Form 1 with the application and claims exemption as a self-build.

BNG

The application is for a variation of condition to approved application AWDM/1849/22 determined on 24/03/23 and is therefore exempt from BNG provision.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers (updated)
2. The development hereby permitted shall be begun before the expiration of 3 years from 24 March 2023.
3. Matching materials to host dwelling
4. No windows at roof level
5. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the details shown on the approved Layout plan (received 07.08.2024) and Plans & Elevations 24/1577/02 (received 30.09.2024)
6. Hours of construction
7. Surface Water drainage (updated) - The development shall be constructed in accordance with the soakaway and drainage details as shown on the submitted drawings: Layout plan (received 07.08.2024) and Plans & Elevations 24/1577/02 (received 30.09.2024) and the supporting document Drainage Calculations, unless otherwise agreed in writing by the Local Planning Authority.
8. Remove PD rights class A and B for extensions and alterations
9. The boundary treatments shall be completed in accordance with the approved details on the Layout Plan (received 07.08.2024), prior to first occupation of the building or in accordance with a timetable to be approved in writing by the Local Planning Authority. Thereafter the approved boundary treatments shall be retained permanently.

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. Southern Water Connection

3. New Address

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

Case Officer: Amanda Haslett Date: 27/03/25

Authorised by: Jo Morin Date: 27.03.2025