WORTHING BOROUGH COUNCIL

Mr Alex Page
Archevolve
59 North Farm Road
Lancing
BN15 9BT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1774/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 (CYCLE PARKING), 3 (BIN STORAGE) AND PART APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (NOISE ATTENTUATION) AND 5 (INSULATION) OF APPLICATION NOTICE/0032/22.

Location of Development
34 RAILWAY APPROACH 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
10/07/2024

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
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SCHEDULE

Approved Date - 10/07/2024

2 No dwelling shall be first occupied until secure, covered cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

Approved Date - 10/07/2024

3 Prior to first occupation provision shall be made on the site for the storage of refuse and recycling bins and such facilities as provided shall thereafter be permanently retained.

Reason: *In the interests of amenity and to prevent the inappropriate storage of bins on the public highway having regard to policy 16 of the Worthing Core Strategy.*

Part Approved Date - 10/07/2024

4 Works for implementing the development shall not commence until a scheme for protecting the proposed noise sensitive development from external commercial noise and an associated strategy for ventilation to prevent overheating have been submitted to and approved in writing by the local planning authority. The scheme shall achieve the indoor ambient noise levels for dwellings specified in BS:8233:2014. The scheme should include full details of proposed glazing and an MVHR system. 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. Air intake for the MVHR shall not be placed on the northern facade of the property. Following approval of the scheme and prior to first occupation of any dwelling unit, a test shall be undertaken and the results submitted to the local planning authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan Policies H18 and RES7 and Planning Noise Advice Document Sussex.*

Part Approved Date - 10/07/2024

5 Sound insulation of the floor/ceiling between the ground and first floor shall be undertaken to achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before any residential unit is first occupied a test shall be undertaken and the results submitted to the local planning authority to demonstrate compliance with this level.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan Policies H18 and RES7 and Planning Noise Advice Document Sussex.*

Informatives / Notes to Applicant

01. The Applicant is reminded that prior to first occupation of any flat, in accordance with Conditions 4 and 5 of NOTICE/0032/22, it will be necessary to undertake the relevant tests and submit the results to the local planning authority for approval in writing to demonstrate (i) that the attenuation measures proposed in the scheme agreed under Condition 4 are effective and protect the residential units from noise, and (ii) achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) as stipulated by Condition 5.

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
ACOUSTIC REPORT	J3804 Issue 1	27.03.2024
HYBRID COOLING SYSTEM		29.12.2023
FLOOR PLANS	ACR/014/23/01	29.12.2023
ELEVATIONS	ACR/014/23/02	29.12.2023
SECTIONS	ACR/014/23/03	29.12.2023
ROOF PLAN	ACR/014/23/04	29.12.2023
PROPOSED SITE & LOCATION PLAN	ACR/014/23/07	29.12.2023

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