WORTHING BOROUGH COUNCIL

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
BN11 4QD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0638/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (CMP), CONDITION 4 (SURFACE WATER DRAINAGE), CONDITION 6 (LANDSCAPING), CONDITION 7 (BOUNDARY WALLS/FENCES), CONDITION 8 (CYCLE STORAGE), CONDITION 9 (BIN STORAGE), AND CONDITION 10 (SUSTAINABILITY) OF APPROVED APPLICATION AWDM/1150/22

Location of Development
50 ROWLANDS 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
Head of Planning & Development
12/08/2025

SCHEDULE

Approved Date - 12/08/2025

3 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 details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction.
- the method of access and routing of vehicles during construction; HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's,
- 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,
- a commitment to no burning on site,
- 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.
- methods to control dust from the site

Reason: *In the interests of residential amenity and highway safety*.

Approved Date - 12/08/2025

4 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 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 adequate and suitable surface water drainage.*

Approved Date - 12/08/2025

6 The dwelling hereby approved shall not be occupied unless and until details of a scheme for soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner, and 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. The approved details of hard landscaping shall be completed prior to occupation of the dwelling.

Reason: *In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.*

Approved Date - 12/08/2025

7 The dwelling hereby approved shall not be occupied until all boundary walls/fences/gates have been erected in accordance with details submitted to and approved in writing by the Local Planning Authority and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with saved policy H18 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

Approved Date - 12/08/2025

8 The dwelling hereby approved shall not be occupied unless and until covered and secure cycle storage has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Such facilities as provided shall thereafter be retained for cycle storage purposes.

Reason: *To provide alternative travel options to the use of the car and having regard to the policies of the NPPF.*

Approved Date - 12/08/2025

9 The dwelling hereby permitted shall not be occupied until bin storage enclosures and facilities have been provided as indicated and in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority. Such enclosures and facilities as provided shall thereafter be retained for bin storage purposes.

Reason: *In the interests of amenity and the environment having regard to saved policy H18 of the Worthing Local Plan and Policy 16 of the Worthing Core Strategy.*

Approved Date - 12/08/2025

10 Details of climate change mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and those agreed measures shall be fully implemented prior to the occupation of the dwelling hereby approved unless otherwise agreed in writing.

Reason: *To minimise the impact of the development on climate change having regard to the Worthing Planning and Climate Interim Checklist 2020.*

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
CONDITION NOTES	REV 1	30.07.2025
CONSTRUCTION MANAGEMENT PLAN	REV 1	30.07.2025
LANDSCAPING PLAN	DS/ROWLANDS/COND6.7REV1	30.07.2025
CLIMATE MITIGATION PLAN	DS/ROWLANDS/COND10 REV1	30.07.2025
CLIMATE CHANGE MITIGATION STATEMENT	REVISED VERSION	30.07.2025
SUSTAINABLE DRAINAGE ASSESSMENT	84048R1	19.05.2025
BIN STORAGE	DS/ROWLANDS/COND9	19.05.2025
CYCLE STORAGE	DS/ROWLANDS/COND8	19.05.2025
CONSTRUCTION MANAGEMENT PLAN	DS/ROWLANDS/COND3	19.05.2025

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