Development Management – Delegated Officer Report

Application Number: AWDM/1103/23 Recommendation: Approve

Site: 22 Clifton Road, Worthing

Proposal: **Approval of Details Reserved by Conditions: Condition 5 (Detail Design) and Condition 13 (Sound Insulation Details) of approved application AWDM/0072/21 (Amended Description).**

Date of Site Visit: 28/10/25

Neighbours Checked: Yes

Proposal, Site and Surroundings

This application has been amended (see email from Agent dated 31st October) to withdraw the landscaping details as these have now been approved under reference AWDM/0084/25). As a result this amended application just relates to the discharge of condition 5 and 13.

Site History

22 Clifton Road: AWDM/0072/21 Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road). **Approved 22/5/23**

Representations: None

Relevant Planning Policies:

Worthing Local Plan, 2020 - 2036: Including DM5 Quality of Built Environment; DM18 & DM19 Biodiversity and Green Infrastructure DM22 Pollution; DM23-24 Historic Environment
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The design details are acceptable for this development and the development has now been completed. The only slight change relates to a projecting window which is to be dealt with by an NMA (to be issued shortly).

The insulation details accord with the submitted Building Regulations and will provide appropriate insulation to deal with potential traffic noise on Clifton Road.

The design and insulation details are, therefore, acceptable and can be discharged.

Recommendation AWDM/01103/23 - Discharge of conditions 5 and 13 - Approve.

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

Case Officer:	James Appleton	Date: 31/10/2025
Authorised:	Stephen Cantwell	Date: 31st October 2025