WORTHING BOROUGH COUNCIL

Neal Thompson
Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

APPLICATION NUMBER: AWDM/1367/23

Conversion and alterations of existing building to provide 5no. residential apartments with associated works including access, landscaping and associated works and 2no. parking spaces

The Place Drop In Centre 24 Marine Place Worthing West Sussex

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Council hereby notify you that they PERMIT under Regulation 3 of the Town and Country Planning General Regulations, 1992, the above development, in accordance with the application and relevant correspondence registered on 4th October 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
01/03/2024

SCHEDULE

Conditions

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.

Reference/Drawing Number	Version	Date Rec
DOCUMENT ISSUE SHEET	2305-CTZ-XX-XX-SH-A-9001	29.11.2023
SHORT SECTION BB	2305-CTZ-XX-XX-DR-A-4053	29.11.2023
SHORT SECTION AA	2305-CTZ-XX-XX-DR-A-4052	29.11.2023
PROPOSED SOUTH ELEVATIONS	2305-CTZ-XX-XX-DR-A-3052(JS1)	29.11.2023
PROPOSED EAST & WEST ELEVATIONS	2305-CTZ-XX-XX-DR-A-3050(JS2)	29.11.2023
SITE PLANS	2305-CTZ-XX-XX-DR-A-2001(JS3)	29.11.2023
PLANNING STATEMENT		04.10.2023
PROPOSED FF PLAN	2305-CTZ-XX-01-DR-A-1051(JS4)	04.10.2023
PROPOSED GF PLAN	2305-CTZ-XX-GF-DR-A-1050(JS5)	04.10.2023
EXISTING FLOOR PLANS	2305-CTZ-XX-XX-DR-A-1000(JS6)	04.10.2023
SITE LOCATION PLAN	2305-CTZ-XX-XX-DR-A-2000(JS7)	04.10.2023
EXISTING EAST & WEST ELEVATIONS	2305-CTZ-XX-XX-DR-A-3000(JS8)	04.10.2023
EXISTING NORTH ELEVATIONS	2305-CTZ-XX-XX-DR-A-3001(JS9)	04.10.2023
EXISTING SOUTH ELEVATIONS	2305-CTZ-XX-XX-DR-A-3002(JS10)	04.10.2023
PROPOSED NORTH ELEVATIONS	2305-CTZ-XX-XX-DR-A-3051(JS11)	04.10.2023
LONG SECTION THROUGH SITE	2305-CTZ-XX-XX-DR-A-4051(JS12)	04.10.2023
DESIGN, ACCESS & HERITAGE STATEMENT	2305-CTZ-XX-XX-RP-A-9300	04.10.2023
ENERGY STATEMENT	2305-CTZ-XX-XX-RP-A-9301(JS13)	04.10.2023

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

02. No part of the development shall be first occupied until the car parking spaces indicated on the approved plans have been provided. These spaces shall, thereafter, be retained at all times for their designated purpose (parking for the flats hereby approved).

Reason: *To accord with the terms of the application and in the interests of amenity.*

03. No part of the development shall be first occupied until the covered and secure cycle parking spaces indicated on the approved plans have been provided in accordance with the submitted plans. Thereafter the cycle parking shall be retained and available for use by residents of the flats hereby approved.

Reason: *To accord with the terms of the application and to encourage sustainable modes of travel.*

04. Prior to the commencement of the development, precise details of the proposed landscaping shall be submitted to and approved in writing with the Local Planning Authority. Such details shall demonstrate a 10% net gain in biodiversity on the site and the approved landscaping scheme shall be implemented during the next planting season following the first occupation of the building. Any trees planted on the site shall be replaced if they die within 5 years following the completion of the development.

Reason: *To enhance the appearance of the Conservation Area and to enhance biodiversity on the site.*

05. 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To reduce the rate of water run off in the interests of reducing flood risk.*

06. Prior to the first use of the development a Flood Evacuation Plan shall be submitted to and approved in writing to the Local Planning Authority. Thereafter the approved Evacuation Plan shall be implemented and arrangements made to ensure that all future residents of the flats, hereby approved, are aware of the flood evacuation procedures in the event of a flood event.

Reason: *To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur & Worthing Council.*

07. Prior to the commencement of development precise details of replacement windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interest of visual amenity and to preserve and or enhance the character of the Conservation Area.*

08. The development shall incorporate the sustainable design features proposed in the submitted Energy Statement prior to occupation of the development and thereafter shall be retained at all times.

Reason: *In the interests of ensuring sustainable development in accordance with policies of the adopted Local Plan.*

09. Hours of Working - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this permission shall be limited to the following times: Monday - Friday 08:00 - 18:00 Hours, Saturday 09:00 - 13:00 Hours and no work on Sundays and Bank Holidays. Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. In the event that any longer hours are agreed the contractor shall notify the local residents in writing at least three days before any such works commence.

Reason: *To safeguard the amenities of neighbouring residential properties*.

10. 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 Councils Air Quality Management Areas (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),
- methods to control dust from the site,
- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
- details of public and neighbour engagement both prior to and during construction works.

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

11. Notwithstanding the plans hereby approved, prior to the commencement of development, an amended site plan shall be submitted and approved in writing by the local planning authority showing waste and recycling facilities for both the flats hereby approved and for existing residents in Bedford Row (replacing the existing waste and recycling facilities currently provided on site).

    Reason: *To ensure appropriate waste and recycling facilities are provided.*

Informatives / Notes to Applicant

01. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

02. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the

application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).