Appeal 6007549

Questionnaire

Appeal type	Planning
Appeal procedure	Written
Appeal site	Dolphin Court, Worthing, BN11 4DD
Agent contact details	Colm McKee info@cmkplanning.com 07595918821
Local planning authority	Worthing
Application number	AWDM/1103/25

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No
Total site area	2000 m^2

Environmental impact assessment

Schedule type	Other
Issued screening opinion	No
Received scoping opinion	No
Did Environmental statement	No

Notifying relevant parties

Who was notified	DM Neighbours Notified List 18.09.25.pdf (/published-document/3254f239-a3b5-498b-931e-1c163e317986) LIST OF CONSULTEES.docx (/published-document/ccc68c19-8791-4b6e-94ab-9cfd2a9d7fe6)
Type of Notification	Letter/email to interested parties
Letter sent to neighbours	DM Neighbours Notified List 18.09.25.pdf (/published-document/c0831a2d-a9a2-4a93-8a19-825a4b61f9e6) DM Neighbour Notify Letter 18.09.25.pdf (/published-document/0622a766-99ee-4624-9bb5-e37f7954527f)
Appeal notification letter	AP Neighbour Notify Letter 16.04.26.pdf (/published-document/8ae16786-1452-4f08-83f7-41bc1e08a410) AP Neighbours Notified List 16.04.26.pdf (/published-document/b40f646b-c668-4a15-aee2-7c24b462dd0d)

Consultation responses and representations

Statutory consultees	Yes WSCC - Local Highway Authority
Responses or standing advice	Yes
Uploaded consultation responses and standing advice	EHO Response.pdf (/published-document/f3855100-8e27-4d2e-a760-16f6fef34695)

	WSCC Response.pdf (/published-document/b4809f37-d130-44b9-a0c7-dd3c2595a0de) Southern Water Letter.pdf (/published-document/66751041-620b-4775-a931-e1b7669ed30f) WSP Response.pdf (/published-document/21f96d61-aa3d-494e-ba62-ea68f9f59a0a) Southern Water Plan.pdf (/published-document/99b24f93-8636-4964-a552-fc6e0348072f)
Representations from other parties	Yes
Uploaded representations from other parties	Rep 1.pdf (/published-document/077cf81a-df70-4990-856c-cea2b1d31783)

Planning officer's report and supplementary documents

Planning officer's report	Officer report.pdf (/published-document/3e82e19c-8045-4218-8356-7328776812aa)
Policies from statutory development plan	DM2 - Density.pdf (/published-document/2a3f6544-573b-46f6-badf-224c2a2f4466) DM5 - Quality of the Built Environment.pdf (/published-document/81b01fda-9f40-4d35-ac61-4386d533d3ec) Worthing Local Plan 2023 - Front Cover.pdf (/published-document/b26bd2e3-457e-4524-afa7-762abca04faa)
Emerging plan	No
Uploaded other relevant policies	DM1 - Housing Mix.pdf (/published-document/6b2532fd-0211-4612-ab41-20b51358faf3) DM16 - Sustainable Design.pdf (/published-document/c72e3ea1-f4c5-473b-ad47-6771ca4cce21) SP1 - Presumption in Favour of Sustainable Development.pdf (/published-document/02c9ebbd-d6f9-483b-8e9d-691b8a1f8852) SS1 - Spatial Strategy.pdf (/published-document/29c08082-

	e516-4379-8ec7-7c4e711b56ce) Worthing Local Plan 2023 - Front Cover.pdf (/published-document/fcf34931-8b70-4bf8-971f-c4e1b95b7035) DM20 - Flood Risk & Sustainable Drainage.pdf (/published-document/16938a52-754a-4e73-a851-df548c14ea54) DM17 Energy.pdf (/published-document/7d6e067c-9778-4d9d-8f52-e61ad272e7e0) DM15 - Sustainable Travel and Active travel.pdf (/published-document/057875fd-64dd-4a11-b702-eb6dfc9965b7)
Supplementary planning documents	Yes
Uploaded supplementary planning documents	SPD Guide for Residential Development Adopted 2013Â (227KB).pdf (/published-document/4c98edab-c23d-4070-8bce-f0561506493b)
Community infrastructure levy	Yes
Uploaded community infrastructure levy	CIL Charging Schedule Aug 2021.pdf (/published-document/52110e2f-9e9b-416b-b0f6-c290a97f0e26)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 Aug 2021

Site access

Will the inspector need access to the appellant's land or property?	Yes
Reason for Inspector access	To assess the impact on neighbouring property
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Appeal procedure	Written representations
Appeals near the site	No
Are there any proposed conditions?	Yes 1. No part of the development shall be first occupied until covered and secure cycle storage has been provided in accordance with plans and details to be submitted to and approved in writing by the local planning authority. Reason: To provide alternative transport options to the private car in accordance with current sustainable transport policies. 2. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 09.00 and 13.00 hours on Saturday. No development shall take place on Sundays or on Bank or Public Holidays. Any temporary exemption to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to policies DM5 and DM22 of the Worthing Local Plan. 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 Council's Air Quality Management Area (AQMA),
• 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: As this matter is fundamental in order to address the potential impacts on the amenity of nearby occupiers during construction.

4. No dwelling shall be first occupied until facilities for storing refuse and waste, including for waste that can be recycled, in addition to that serving the existing flats, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such facilities as provided shall thereafter be retained and used only for the storage of refuse and re-cycling waste to serve the development.
Reason: In the interests of amenity and the environment having regard to policy DM5 of the Worthing Local Plan.
5. Prior to the commencement of development works, detailed drawing(s) and section(s) of the design and construction, and a specification/brochure extract/webpage detailing the proposed materials, colours and external finishes, of the proposed dormer construction, dormer window and roof lights shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed drawings and specification details.
Reason: In the interests of visual amenity and local character in accordance with policy DM5 of the Worthing Local Plan.
6. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees on the site and details of those to be retained, together with measures for their protection in the course of development, plus details of new tree planting required as replacement for any trees lost

as a result of the development. 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 buildings 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 first occupation of any dwelling. Reason: In the interests of visual amenity and the environment and to comply with policies DM5 and DM19 of the Worthing Local Plan.