WORTHING BOROUGH COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0159/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 5 (CYCLE PARKING), 6 (SITE SET UP), 8 (SURFACE WATER DRAINAGE), 9 (SURFACE WATER DRAINAGE 2), 10 (BOUNDARY TREATMENTS), 11 (ECOLOGY), 13 (SOFT AND HARD LANDSCAPING) AND 14 (BIODIVERSITY NET GAIN) OF APPLICATION AWDM/1110/23.

Location of Development
24 ETHELWULF ROAD WORTHING WEST SUSSEX BN14 7NF

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
24/06/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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SCHEDULE

Approved Date - 24/06/2025

3 The external materials and finishes of the new dwelling hereby permitted shall, prior to first use of the dwelling, be completed to match in design, colour and texture those used on the host dwelling at No.24 Ethelwulf Road unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

Approved Date - 24/06/2025

5 The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in compliance with the National Planning Policy Framework and having regard to policy DM15 of the Worthing Local Plan.*

Approved Date - 24/06/2025

6 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

Approved Date - 24/06/2025

8 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 ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Worthing Council.*

Approved Date - 24/06/2025

9 No Phase of the Development shall 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 building / 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 surface water drainage is provided to serve the development.*

Approved Date - 24/06/2025

10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building hereby permitted is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy DM5 of the Worthing Local Plan.*

Approved Date - 24/06/2025

11 The 'Recommendations' and 'Enhancements' as set out in the Ecological Assessment Summary reference: JK/23/94, including planting a range of native trees, shrubs and wildflowers and provision of bat, bird and insect boxes shall be implemented in accordance with the above assessment, prior to first occupation of the dwelling hereby approved and shall at all times be retained for this purpose.

Reason: *To provide an overall gain in the biodiversity value of the site in accordance with policy DM18 of the Worthing Local Plan.*

Approved Date - 24/06/2025

13 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 and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of 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 occupation of the building.

Reason: *In the interests of visual amenity and the environment and to comply with policy DM5, DM18 and DM19 of the Worthing Local Plan.*

Approved Date - 24/06/2025

14 The development may not be begun unless a 'Biodiversity gain plan' (https://www.gov.uk/government/publications/biodiversity-gain-plan) has been submitted to the local planning authority and the planning authority has approved the plan.

Reason: *To secure 10% BNG in accordance with policy DM18 of the Worthing Local Plan.*

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
SITE SET UP	ARC/061/24/12	10.02.2025
FOUL & SURFACE DRAINAGE REPORT	C3134 REV P	10.02.2025
MATERIAL SCHEDULE	AP/SD/25/DOC REV 01	10.02.2025
SITE HABITAT PLAN	FIGURE 01	10.02.2025
PROPOSED HABITAT PLAN	FIGURE 02	10.02.2025
PROPOSED DRAINAGE STRATEGY	P 101 REV P2	28.05.2025
SW INFILTRATION CALCULATIONS 1	UPDATED 28-05-2025	28.05.2025
SW INFILTRATION CALCULATIONS 2	FLOODING. UPDATED 28-05-	28.05.2025
SOAKAWAY CALCULATIONS - PLANS	Network: Storm Network U	28.05.2025
SITE PLAN	ARC/061/24/11 REV C	12.04.2025
ECOLOGICAL DESIGN STRATEGY	LLD3428-ECO-REP-001-00-EDS	12.04.2025
BNG STATEMENT	LLD3428-ECO-REP-003-01	12.04.2025

Ref: AWDM/0159/25

Reference/Drawing Number	Version	Date Rec
BNG PLAN		12.04.2025
BNG METRIC		12.04.2025

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