WORTHING BOROUGH COUNCIL

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NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/0705/26

Details of Development

NON MATERIAL AMENDMENT TO AWDM/0166/20. AMENDMENTS SOUGHT SOLELY IN RESPECT OF BLOCK 5. CHANGES INCLUDE ALTERNATIVE USE OF ALTERNATIVE EXTERNAL MATERIAL (REFINED STANDING SEAM MECHANICAL FIX SYSTEM OF METALWORK WITH TIMBER CLADDING ACCENTS) AND CHANGES TO INTERNAL LAYOUT.

Location of Development

LAND SITE WEST OF FULBECK AVENUE NORTHBROOK WORTHING WEST SUSSEX

I refer you to your application of 16th June 2026 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt, these plans and details comprise:-

Proposed Ground Floor Plan (Block 5)	25487-FLA-ZZ-00-DR-A-01100 Rev P0	01.09.2026
Proposed First Floor Plan (Block 5)	25487-FLA-ZZ-00-DR-A-01101	16.06.2026
Proposed Second Floor Plan (Block 5)	25487-FLA-ZZ-00-DR-0110 asA-01102	16.06.2026
Proposed Third Floor Plan (Block 5)	25487-FLA-ZZ-00-DR-A-01103	16.06.2026
Proposed Roof Plan (Block 5)	25487-FLA-ZZ-00-DR-A-01104	16.06.2026
Proposed Elevations (Block 5)	25487-FLA-ZZ-00-DR-A-01300 Rev P0	01.09.2026

Please note that the existing planning permission AWDM/0166/20 still stands and that the conditions imposed upon it continue to apply to the development except where subject to the list of additional and/or revised Conditions outlined within Schedule 1 below and where the above plans substitute the following drawings :-

BLOCK 5 ELEVATIONS	O2C2_4-ZZ-DR-A-El-5124P2	26.07.2021
BLOCK 5 FLOOR PLANS & SECTIONS	O2C2_4-ZZ-DR-A-XX-5114P1	26.07.2021
BLOCK 5 ELEVATIONS	O2C2_4-ZZ-DR-A-El-5124P2	26.07.2021

Schedule 1 – Additional and Revised Conditions

Condition 2 – Phasing Plan

The development hereby approved shall be implemented strictly in accordance with the phasing details agreed pursuant to ref: AWDM/1576/21, except where these concern the implementation of Block 5. Block 5 shall be implemented in accordance with the phasing plan hereby approved (ref: 25487-FLA-ZZ-ZZ-DR-A-05000).

Reason: To manage site clearance works in the interests of biodiversity and to allow for a phased but comprehensive form of development of the site, including the provision of relevant infrastructure, in accordance with policies 12, 13 & 16 of the Worthing Borough Council Core Strategy 2011.

Condition 6 - Sustainable Design and Energy

Except in relation to Block 5, the development hereby approved shall incorporate the following sustainable energy and heat management measures, in accordance with the details in the Energy & Sustainability Statement dated January 2020 (Reference: UL-HYD-00-ZZ-RP-ME-0001) submitted with the current application:

Energy efficient building fabric, LED internal & external lighting, Community boiler / Air-source heat pump boiler system to achieve a 19% improvement on Part L 2013 Building Regulations (or other such system incorporating renewable energy to achieve a similar outcome as shall first be approved in writing by the Local Planning Authority), Operational waste management, Efficient water goods and fixtures to achieve <105L/Person usage/day.

Block 5 shall be constructed to incorporate sustainability and efficiency measures equivalent or superior to the standards stipulated within the submitted Energy Statement (PJR Building Services Design Engineers, ref: A30/01/ENS Ver 01) at Page 6. The details to be submitted shall, additionally, demonstrate that units featured within Block 5 achieve a standard of water efficiency equivalent or superior to 110 litres/person/day.

Written confirmation shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of any unit within each respective Block, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have been achieved including any proposed remedial measures if they have not, in which event the remedial measures thereby approved shall then be implemented.

Condition 8 - External materials

The development hereby approved shall be strictly implemented in accordance with the schedule of external materials, colours and finishes agreed pursuant to ref: AWDM/0779/22, except where these concern Block 5. Block 5 shall be implemented strictly in accordance with the details of external colours, finishes and materials prescribed within the submitted ‘S.96A Supporting Document June 2026’ (Frost.Lomax Architects, Dated June 2026) at Pages 9-12.

Condition 32 – Balcony Screens

Prior to the occupation of any unit featured within Block 5, privacy screens to balconies shall be installed to each unit above first floor level as detailed on the approved elevation plans (ref: 25487-FLA-ZZ-00-DR-A-01300 Rev P0) and Floor Plans (25487-FLA-ZZ-00-DR-A-01101 – 01102 and 01103)

Condition 39 – Construction Management Plan

Development shall only take place in accordance with the Construction Management Plan, Fulbeck Avenue, Worthing, revision C03 dated 23rd July 2021 (Pgs. 1-30 and appendices 1-6 inclusive), which was received by the Local Planning Authority 23rd July 2021, and the associated Construction Management Plan - Fulbeck Avenue, Worthing - Addendum 30th July 2021 (unless the Local Planning Authority gives prior written approval for any variation). Construction site-set up in respect of Block 5 should strictly accord with the Construction Management Plan (ref: 25487-FLA-ZZ-ZZ-DR-A-050101) hereby approved.

G Peck

Gary Peck
Head of Planning & Development

30/10/2026