Development Management – Delegated Officer Report

Application Number: **AWDM/1228/23** **Recommendation: Approve**

Site: 22 Clifton Road, Worthing

Proposal: Approval of Details Reserved by Conditions:
- 4 (External materials);
- 6 (Security)
- 17 (External air moving equipment) of approved application AWDM/007

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4) External materials

Prior to commencement of any works above slab level details and samples of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.
Reason. In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy DM5 of the Worthing Local Plan 2020 - 2036 and paras 126 - 135 of the NPPF, 2021.

6) Details of security: lighting, entry system, CCTV, enclosures

Prior to commencement of any works above slab level details of secure entrances/entry systems to the building, external lighting, means of enclosure and gateways to the site shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and fully adhered to.
Reason. To ensure a well-designed, good quality and safe environment in accordance with policy DM5 of the Worthing Local Plan 2020 - 2036, para 167 of the NPPF 2021 and section 17 of the Crime & Disorder Act 1998 and paragraph 92 of the NPPF, 2021.

17) External Air Moving Equipment

No external fixed plant, or mechanical vent or duct shall be installed until a scheme has first been submitted to and approved in writing by the Local Planning Authority including details of acoustic performance and any required measures to minimise vibration. All plant shall be maintained in accordance with manufacturer's guidance to ensure the levels contained in the aforementioned acoustic performance are not exceeded and any future plant shall also meet the specified levels within the approved scheme.
Reason. To protect residents of the development and area from noise and vibration in accordance with policies DM5 and DM22 of the Worthing Local Plan 2020 - 2036.

Consultations:

Sussex Police: No Objection

I have reviewed the plans as provided in relation to CCTV, lighting and security, entry systems and have no concerns from a crime prevention viewpoint, with the proposed suite of crime prevention measures.

These documents may be of assistance:

CCTV Guidance for Police requirements HO (publishing.service.gov.uk)

CCTV Search Information Commissioner's Office (ico.org.uk)

Environmental Health: No Objection

Ventilation is internal, this is all standard and should not be a problem.

Design & Conservation Officer: No Objection

Planning Assessment

Condition 4 **- Materials**

The main mottled grey brick is selected to complement the flint, listed Church building to the east. The secondary red brick for detailing and upper floors is considered a suitable contrast, as anticipated in the approved planning drawings and is consistent with other red brick buildings in the area. Windows and doors, although including UPVC, have fairly slimline frames and divisions and are in dark grey, to contrast with the masonry and match with rainwater goods and fascia/soffit boards.

Condition 6 - **Security: Lighting, Entry System, CCTV, Enclosures**

In the main, these are discretely located units, for instance in the undercroft and recessed porch areas of the ground floor and on rear faces. In more conspicuous locations they are mounted close to windows rather than in more prominent locations on brickwork.These are considered to be visually acceptable

Condition 17 **- External Air Moving Equipment**

Whilst the external equipment in condition 6 might be considered under this condition, no external equipment is currently proposed. A further application can be made under this condition if any is required in the future.

Recommendation: Approval

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

Officer: James Appleton Date:16/12/2023

Agreed: Stephen Cantwell Date: 17/01/2023