List of Conditions for:

Appeal Reference: APP/M3835/W/24/3349597

Application Number: NOTICE/0018/23

Appeal by: Mr David Fitness

Site: 1 And 1A And 2 To 3 New Broadway, BN11 4HP

The appeal would be subject to the conditions as set out in paragraph AB.2.of Part 20 Class AB of the GPDO:

(3) Any development under Class AB is permitted subject to the condition that the development must not include a window in any wall or roof slope forming a side elevation of the building.

(4) Any development under Class AB is permitted subject to the condition that it must be completed within a period of 3 years starting with the date prior approval is granted.

(5) Any development under Class AB is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.

(6) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

(7) The notification referred to in sub-paragraph (6) must be in writing and must include—

(a) the name of the developer;

(b) the address or location of the development; and

(c) the date of completion.

(8) Following the development, every dwellinghouse in the building must remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse

And the following advised conditions:

1. No works to implement the development shall take place until a schedule and samples of the materials and finishes to be used in the construction of the external surfaces of the extensions and alterations hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the approved details.

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

2. The development hereby permitted shall not be occupied until the Recommendations set out at Section 6 of the Noise impact Assessment - Project: J3699 Issue 1, dated 30/08/2023 have been implemented.

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