



WORTHING BOROUGH COUNCIL

Chris Pope
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2 Beech Avenue
Chichester
West Sussex
PO19 3DR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1549/25

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (MATERIALS), 5 (ARCHITECTURAL DETAILS), 6 (HARD & SOFT LANDSCAPING), 7 (BOUNDARY TREATMENT), 10 (CYCLE STORAGE), 11 (FOUL & SURFACE WATER SEWERAGE), 12 (SURFACE WATER DRAINAGE), 13 (MAINTENANCE OF SUDS), 15 (CONSTRUCTION MANAGEMENT PLAN), 16(I) (SUSTAINABLE CONSTRUCTION), 17 (ASHP NOISE EMISSIONS) OF APPROVED APPLICATION AWDM/1545/25

Location of Development

26 ILEX WAY WORTHING WEST SUSSEX BN12 4UY

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.

Gary Peck
Head of Planning & Development
13/05/2026

SCHEDULE

Approved Date - 13/05/2026

- 4 No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed dwelling have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

Approved Date - 13/05/2026

- 5 Prior to the commencement of the development hereby permitted drawings and sections detailing the design and construction of the proposed chimney, jettied front gable/porch and bow window; and drawings and sections or a brochure extract/web page showing the detailed design and profiles of the proposed windows 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 architectural details.

Reason: *To safeguard the character of the area having regard to policy DM5 of the Worthing Local Plan.*

Approved Date - 13/05/2026

- 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 the planting of not less than five new trees on the site. 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(s).

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

Approved Date - 13/05/2026

- 7 No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the provision of 2 metre high close-boarded fencing on the northern site boundary with 3 Compton Avenue and the provision of fencing on top of the existing wall on the western site boundary with No.28 Ilex Way to achieve an overall height not less than 2 metres. The dwelling shall not be

occupied until the agreed walls and/or fences have been erected and they shall thereafter be retained.

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

Approved Date - 13/05/2026

- 10 Details of secure, covered cycle storage to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be provided prior to first occupation of the dwelling and shall thereafter be retained for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with policy DM15 of the Worthing Local Plan.*

Approved Date - 13/05/2026

- 11 Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate drainage and to comply with policy DM20 of the Worthing Local Plan.*

Approved Date - 13/05/2026

- 12 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 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 and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: *To ensure the development adequately and sustainably drained in accordance with the NPPF and policies SP2 and DM20 of the Worthing Local Plan.*

Approved Date - 13/05/2026

- 13 The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development

hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. A timetable for its implementation.
- II. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. A management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure the development adequately and sustainably drained in accordance with the NPPF and policies SP2 and DM20 of the Worthing Local Plan.*

Approved Date - 13/05/2026

15 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:-

- (i) The anticipated number, frequency and types of vehicles used during construction;
- (ii) The method of access and routing of vehicles during construction;
- (iii) HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA);
- (iv) The parking of vehicles by site operatives and visitors;
- (v) The loading and unloading of plant, materials and waste;
- (vi) The storage of plant and materials used in construction of the development;
- (vii) The erection and maintenance of security hoarding;
- (viii) A commitment to no burning on site;
- (ix) 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);
- (x) Methods to control dust from the site;
- (xi) A commitment to following BS5228: Code of Practice for noise and vibration control on construction and open sites;
- (xii) Details of public and neighbour engagement both prior to and during construction works.

Reason: *In the interests of highway safety and having regard to the amenities of nearby residential occupiers.*

Approved Date - 13/05/2026

16 The development shall be carried out in accordance with the submitted Sustainable Construction and Energy Efficient Statement. In particular, prior to first occupation of the dwelling:-

- i) A build stage SAP calculation report shall be submitted to the Local Planning Authority demonstrating that the thermal performance levels of the proposed dwelling shall meet or exceed the requirements under Part L of the Building Regulations (2021) together with evidence that the dwelling has achieved a minimum B rating Energy Performance Certificate (EPC);
- ii) An ASHP shall be installed (in accordance with the requirements of Condition 17 of this permission) to provide the dwelling with heating and hot water;
- iii) All fittings (shower, taps, WCs) shall be low-flow and shall adhere to the optional requirement set out in the Building Regulations limiting estimated water usage to no more than 110 litres of water per person per day.
- iv) An 'active' EV charging point shall be provided onsite to serve the dwelling.

Reason: *In the interests of sustainable development and to comply with policies DM16, DM17 and DM20 of the Worthing Local Plan.*

Approved Date - 13/05/2026

- 17 Prior to development commencing, details of the proposed Air Source Heat Pump shall be submitted to the Local Planning Authority for approval. This shall show that the installation of the heat pump complies with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice note.' The report shall outline that the rating level from the ASHP shall not exceed 35dB_LAeq15min at any noise sensitive façade of a neighbouring residential premises. If it is not practical to achieve this value and the local context supports a relaxation, then a report providing a full justification as to why such a relaxation in rating level is required, shall be submitted in writing to the Local Authority for approval. Only where such justification has been agreed in writing by the local planning authority shall the rating level from the ASHP exceed 35dB_LAeq15min at any noise sensitive facade of a neighbouring residential property.

Reason: *To safeguard residential amenity in accordance with policy DM5 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
SCHEDULE OF MATERIALS (Cond 4)	Rev 061025 emp	22.12.2025
LANDSCAPING PLAN	BR-06 rev05	22.12.2025
DOORS & WINDOWS PLAN & ELEVATIONS	BR-07 rev 02	22.12.2025
PROPOSED CROSS SECTION	BR-08 rev 01	22.12.2025
CONSTRUCTION MANAGEMENT PLAN	Rev 250925 emp	22.12.2025
AIR SOURCE HEAT PUMP NOISE LEVEL CALCULATION	Rev 1 27/06/2025	22.12.2025
ASHP SNUGG PROPOSAL BUS	Rev 1	22.12.2025
ALITHERM HERITAGE	Brochure	22.12.2025
PRELIMINARY GROUND INVESTIGATION	G6687-01/2	22.12.2025
THERM ENERGY COMPLIANCE REPORT	DK-35	22.12.2025
PART G COMPLIANCE REPORT	DK-35 PART G WATER	22.12.2025
THERM ENERGY SAP SPECIFICATION	DK-35 SAP	22.12.2025
FULL SAP CALCULATION PRINTOUT	DK-35	22.12.2025
PREDICTED ENERGY ASSESSMENT	SAP Version 10.2	22.12.2025
MARSHALLS PERMEABLE PAVEMENT CALCULATIONS	REV A	07.05.2026
MARSHALLS PRIORA PERMEABLE PAVING HYDRAULIC DESIGN SCHEME	5949020 REV A	07.05.2026
WAVIN SOAKAWAY DESIGN CALCULATION		05.05.2026
DRAINAGE LAYOUT	BR-02 REV 7	05.05.2026
MARSHALLS PERMEABLE PAVING LAYOUT DRWG	DRQ000606	05.05.2026
SURFACE WATER MAINTENANCE + MANAGEMENT SYSTEM	1 OF 2	05.05.2026
SURFACE WATER MAINTENANCE + MANAGEMENT SYSTEM	2 OF 2	05.05.2026
SITE SET UP PLAN	BR-09	02.03.2026

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