WORTHING BOROUGH COUNCIL

Mr Dan Brunt
Re-Format LLP
Buckmore Studios
Beckham Lane
Petersfield
Hampshire
GU32 3BU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1423/24

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION OF APPROVED AWDM/0786/23 - CONDITION 5 (OBSCURE GLAZING & SCREENING).

Location of Development
SITE OF FORMER HM REVENUES AND CUSTOMS AND LAND SOUTH OF HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX

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.

GPeck

Gary Peck
Planning Services Manager
20/03/2025

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 20/03/2025

5 Obscure Glazing and Screening

i) The building hereby permitted shall not be occupied until obscure glazing has been installed in all kitchen and hallway windows at first floor level and above in the northern elevation of the northern wing of the building and these windows shall be permanently fixed and openable, (other than kitchen windows which may open above 1.7m above internal floor level), in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority so as to minimise risk of overlooking of neighbours to the north, and

ii) Apartments 27, 28, 45 and 46 shall not be occupied until obscure glazing has been installed in secondary lounge/diner/sitting room windows and the intervening shared hallway windows between these apartments at first floor level and above in the western elevation. These windows shall be permanently fixed and openable up to a height of at least 1.7m above internal floor level in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority so as to minimise risk of overlooking of neighbours to the north, and

iii) Apartments 14, 15, 32, 33, 50 and 51 shall not be occupied until balcony screens for the northern sides of their respective balconies have been installed in accordance with drawing 80232 - 501 - REV A - TYPICAL END PRIVACY DETAIL so as to minimise risk of overlooking of neighbours to the north.

All obscure glazing and screens in i) - iii) above shall provide a degree of obscuration equivalent to Pilkington 4 or similar index and this requirement shall apply notwithstanding any information submitted in the current application. The screens and obscure glazing and balcony shall be permanently retained and maintained in accordance with the details approved under this condition. This condition shall apply notwithstanding any information contained in the current application.

Reason: *To safeguard neighbouring amenities and privacy in accordance with policy DM5 of the Worthing Local Plan 2020 - 2036.*

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
ELEVATIONS E-01 and E-02	XX-DR-AC-0300 P08	06.11.2024
ELEVATIONS E-03 and E-04	XX-DR-AC-0301 P08	06.11.2024
THERMAL DYNAMIC ANALYSIS REPORT	October 2024	06.11.2024

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

Ref: AWDM/1423/24