WORTHING BOROUGH COUNCIL

Fuller Associates
10-11 The Parade
Willowhayne Crescent
East Preston
Littlehampton
BN16 1NS

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1354/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (SURFACE WATER DRAINAGE), 4 (CLIMATE CHANGE MITIGATION), 5 (MATERIALS), 6 (SOFT AND HARD LANDSCAPING), 7 (BOUNDARY TREATMENTS), 8 (BIN STORAGE) AND 9 (CYCLE STORAGE) OF AWDM/1319/21 ALLOWED ON APPEAL REF APP/M3835/W/22/3300657.

Location of Development
82 BOXGROVE WORTHING WEST SUSSEX BN12 6AR

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.

G Peck

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 - 19/03/2025

3 No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. 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 to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. The dwelling shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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4 No development shall commence until details of climate change mitigation measures have been submitted to and approved in writing by the local planning authority. The agreed measures shall be fully implemented prior to the occupation of the dwelling hereby approved.

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5 No development shall take place above ground floor slab level until a schedule and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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6 No development shall take place above ground floor slab level 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 indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. 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 dwelling 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 dwelling.

Approved Date - 19/03/2025

7 No development shall take place above ground floor slab level until details of all boundary treatments have been submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied until the approved boundary treatments have been erected and they shall thereafter be retained permanently for the life of the development.

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8 The dwelling hereby permitted shall not be occupied until bin storage enclosures and facilities have been provided in accordance with detailed drawings to be first submitted to and approved in writing by the local planning authority. The approved enclosures and facilities shall be retained for the purposes of bin storage for the lifetime of the development.

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9 The dwelling hereby permitted shall not be occupied until covered and secure cycle storage has been provided in accordance with detailed drawings to be submitted to and approved in writing by the local planning authority. The approved facilities shall be retained for the purposes of cycle storage for the lifetime of the development.

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
PROPOSED SURFACE WATER DRAINAGE LAYOUT	2122/SK2	23.09.2024
PERCOLATION TESTS		23.09.2024
SW DRAINAGE CALCULATIONS 100 YR 1		23.09.2024
SW DRAINAGE CALCULATIONS 100 YR 2		23.09.2024
PROPOSED MATERIALS	06A	04.06.2024
BRINDLE SAMPLE		04.06.2024
BRINDLE SAMPLE 2		04.06.2024
PROPOSED SITE PLAN	223200/05 B	22.02.2024
PROPOSED CYCLE STORE DETAILS	223200/07 A	22.02.2024
LOCATION & BLOCK PLANS	223200/04 A	19.01.2024
PROPOSED BIN DETAILS	223200/08	19.01.2024
PROPOSED BOUNDARY ELEVATION	223200/09	19.01.2024
ENERGY STATEMENT	BG-61- Rev A	19.01.2024

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