



WORTHING BOROUGH COUNCIL

Dr Jonida Murataj
Connaught House (Marine Parade) Limited
Jonida Murataj
11 Orpen Road
Hove
County (optional)
BN3 6NJ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0106/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS/FINISHES); 4 (DESIGN DETAILS) ; 5 (CONSTRUCTION MANAGEMENT PLAN); 8 (SURFACE WATER DRAINAGE); 12 (NOISE ATTENUATION); 14 (SOUND INSULATION); 15 (NOISE IMPACT ASSESSMENT); 20 (SUSTAINABILITY MEASURES); 23 (SUSTAINABLE TRAVEL PACK) AND 24 (REFUSE STORAGE) OF APPROVED APPLICATION AWDM/1174/23.

Location of Development

DEVELOPMENT SITE AT UPPER FLOORS OF 32 TO 34 MARINE PARADE BATH PLACE 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.

Gary Peck
Head of Planning & Development
25/08/2026

SCHEDULE

Approved Date - 25/08/2026

- 3 No works to implement the development shall be carried out unless and until a schedule and samples of the materials, colours and finishes to be used for the external walls and roofs of the proposed development (including all new and replacement windows and doors and balustrading to roof terraces) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved schedule and samples.

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

Approved Date - 25/08/2026

- 4 No works to implement the development hereby permitted shall be carried out unless and until drawings (including vertical and horizontal sections) of the detailed design, proportions and profiles of all new and replacement windows and doors of the development, and the detailed design, construction and profile(s) of the roofs of the roof extensions, 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 agreed details.

Reason: *In the interests of visual amenity and to safeguard the character of the building and the conservation area having regard to policies DM5 and DM24 of the Worthing Local Plan.*

Approved Date - 25/08/2026

- 5 No works to implement the development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CMP shall be implemented and adhered to throughout the entire demolition/construction period. The CMP shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction;
 - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;
 - the method of access and routing of vehicles during construction;
 - the parking of vehicles by site operatives and visitors;
 - the loading and unloading of plant, materials and waste;
 - the storage of plant and materials used in construction of the development;
 - the erection and maintenance of security hoarding;
 - a commitment to no burning on site;
 - 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);
 - details of public engagement both prior to and during construction works;
 - methods to control dust from the site.

Reason: *In the interests of highway safety and amenity having regard to Policies DM15 and DM22 of the Worthing Local Plan.*

Approved Date - 25/08/2026

- 8 No works to implement the development shall take place unless and until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings and FRA (Flood Risk & Sustainable Drainage Assessment by HOP, 03/01/2024, revision V1.2) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and in accordance with the NPPF and policy DM20 of the Worthing Local Plan.*

Approved Date - 25/08/2026

- 12 Work to implement the development shall not commence unless and until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

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

Approved Date - 25/08/2026

- 14 The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before any residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

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

Approved Date - 25/08/2026

- 15 No works to implement the development shall take place unless and until an acoustic assessment of the impact of noise from the basement commercial unit (No33-34) upon the residential units above has been undertaken and submitted to the local planning authority. The impact assessment shall include details of any mitigation necessary for protecting the residential units having regard to the principles contained within the World Health Organisation community noise guidelines and ensure the standards within Table 4 of BS8233:2014 are achieved in the residential units. All works which form part of the scheme shall be completed in accordance with the approved details before any parts of the residential units are occupied.

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

Approved Date - 25/08/2026

- 20 No work to implement the development shall take place unless and until details of the proposed sustainability measures including not less than 7no ASHPs and an integrated solar PV array on the roof have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be first occupied until the agreed sustainability measures have been installed.

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

Approved Date - 25/08/2026

- 23 No works to implement the development shall take place unless a draft 'Sustainable Travel Pack' incorporating sustainable travel incentives and discounts for the occupiers of the proposed dwellings has been submitted to and approved in writing by the local planning authority. The approved 'Sustainable Travel Pack' shall thereafter be implemented in full accordance with a timetable to be approved.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the NPPF and policy DM15 of the Worthing Local Plan.*

Approved Date - 25/08/2026

- 24 No work to implement the development shall take place until details of the facilities for storing refuse/waste/recycling to serve the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the agreed refuse/waste/recycling provision has been provided and shall thereafter be permanently retained.

Reason: *In the interests of amenity and to comply 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
CONSTRUCTION MANAGEMENT PLAN	N/A	05.03.2026
ADDENDUM – SUSTAINABLE TRAVEL PLAN	N/A	18.02.2026
AIR SOURCE HEAT PUMP SPECIFICATIONS – MITSUBISHI ECODAN R290	N/A	18.02.2026
SUDS PLANTER DETAILS – BIOSCAPES SUDS/DNG PLANTER UNIT SPECIFICATION	N/A	18.02.2026
MATERIAL SPECIFICATION – VM ZINC DESIGN AND SPECIFICATION DOCUMENT	N/A	18.02.2026
MATERIAL AND SOLAR DETAILS – ELEVATION AND SECTION PLAN	CD 20 Rev B	03.03.2026
SOLAR DETAILS – DW ENERGY SOLAR PV SCHEME AND SPECIFICATION	N/A	03.03.2026
SOLAR SPECIFICATION – SOLARWATT PANEL, VISION XL 5.0 SPECIFICATION	N/A	03.03.2026
MATERIAL AND SOLAR DETAIL – ROOF PLAN	CD 06 Rev A	03.03.2026
DRAINAGE PLAN – FOURTH FLOOR DRAINAGE PLAN	P01 Rev B	18.02.2026
DRAINAGE PLAN – GROUND FLOOR DRAINAGE PLAN	P02 Rev B	18.02.2026
MATERIALS SCHEDULE	N/A	18.02.2026
CGS CIVILS – RAINFALL AND SURFACE WATER CALCULATIONS	C3937	30.01.2026
WINDOW SPECIFICATION – PILKINGTON ACOUSTIC PERFORMANCE DATA APRIL 2020	N/A	30.01.2026
WINDOW SPECIFICATION – PILKINGTON TECHNICAL BULLETIN NOISE CONTROL SPECIFICATION	N/A	30.01.2026
WINDOW SPECIFICATION – STAYFIX CLIMATE 1 WINDOW SYSTEM	N/A	30.01.2026
WINDOW SPECIFICATION – STAYFIX PRIMARY ALUMINIUM VERTICAL SLIDING SPECIFICATIONS	N/A	30.01.2026
MITCHINSON MACKEN – STRUCTURAL SURVEYORS CORRESPONDANCE	N/A	30.01.2026

Reference/Drawing Number	Version	Date Rec
MATERIAL SPECIFICATION – CALUMEN SWISSPACER ULTIMATE PRO	N/A	30.01.2026
WINDOW SPECIFICATION – PILKINGTON OPTHOPHON LAMINATED GLASS FOR NOISE CONTROL	N/A	30.01.2026
WINDOW SPECIFICATION – VISOGLIDE SERIES	N/A	30.01.2026
WINDOW SPECIFICATION – ALITHERIM SERIES	N/A	30.01.2026
SURFACE WATER DRAINAGE REPORT	C3937 Rev P	30.01.2026
DRAINAGE MAINTENANCE SCHEDULE	C3937 Rev P	30.01.2026
DOOR SPECIFICATION – SMART ARCHITECTURAL ALUMINIUM	N/A	30.01.2026
WINDOW SPECIFICATION – ANGLE PROJECTION	N/A	30.01.2026
ACOUSTICS FINAL REPORT	1208.001R.2.0.JP	30.01.2026
STANDARD DETAIL - VERGE	N/A	30.01.2026
STANDARD DETAIL – JUNCTION AT VERGE OF ROOF	N/A	30.01.2026
STANDARD DETAIL – JUNCTIONS WITH SKYLIGHT	N/A	30.01.2026
WINDOW ELEVATION PLANS	310 Rev B	03.02.2026
DETAILED DRAWINGS – WINDOWS	S/S 310 Rev B	30.01.2026
SOUTH ELEVATION WINDOW SCHEDULE	311 Rev A	30.01.2026
WEST ELEVATION WINDOW SCHEDULE	312	30.01.2026
NORTH ELEVATION WINDOW SCHEDULE	313	30.01.2026
EAST ELEVATION WINDOW SCHEDULE	314	30.01.2026

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