WORTHING BOROUGH COUNCIL

Mr Paul Joyce
Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
BN1 5PD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0607/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (FENCING DETAILS) AND 4 (SOFT AND HARD LANDSCAPING) OF PREVIOUSLY APPROVED AWDM/1616/22.

Location of Development
FLAT 1 13 HEENE ROAD WORTHING WEST SUSSEX BN11 3RL

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
31/05/2023

SCHEDULE

Approved Date - 31/05/2023

3 Fencing details for the rear garden shall be submitted in writing to the Local Planning Authority. Only such details as approved shall be erected prior to first occupation of either flat and retained thereafter.

Reason: *In the interest of amenity having regard to Core Strategy policy 16.*

Approved Date - 31/05/2023

4 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 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 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 policy 16 of the Worthing Core Strategy.*

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 SITE/GARDEN PLAN	A-10A	30.05.2023
LETTER - Lewis & Co		30.05.2023

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

Ref: AWDM/0607/23