



WORTHING BOROUGH COUNCIL

Mrs Carianne Wells
Well Planned Ltd
21 Middle Road
Park Gate
Southampton
SO31 7GH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0245/26

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (NOISE INSULATION), 5 (RAILWAY NOISE), 6 (CYCLE STORAGE) AND 8 (FOUL WATER DRAINAGE) OF APPROVED APPLICATION AWDM/1287/25

Location of Development

97 PAVILION ROAD WORTHING WEST SUSSEX BN14 7EG

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
21/05/2026

SCHEDULE

Approved Date - 20/05/2026

- 4 Prior to occupation, a scheme for protecting the neighbouring residential property from noise shall be submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed and tested before the new use commences. The scheme shall be designed to achieve a minimum airborne sound insulation value of 45dB (DnTw+Ctr dB) for the party wall. 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 achieve the specified criteria. Should this test show that the criteria has not been complied with and notwithstanding the development hereby approved, a further scheme of attenuation works capable of achieving the criteria shall be submitted to and agreed by the Local Planning Authority and completed within 3 months of the installation and thereafter retained.

Reason: *In the interests of residential amenity having regard to Policy DM5 of the Worthing Local Plan.*

Approved Date - 20/05/2026

- 5 Prior to occupation, a scheme for protecting the proposed noise sensitive development from noise from the railway 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 and the scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the good indoor ambient noise levels for dwellings specified in BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The final acoustic scheme shall also consider ventilation and overheating, should windows need to be kept closed to achieve the internal noise standards.

Reason: *To protect the future occupiers from noise disturbance in accordance with policy DM5 of the Worthing Local Plan.*

Approved Date -

- 6 Prior to occupation, details for the provision of secure and undercover cycle storage with space for 4 bicycles shall be submitted to the Local Planning Authority for approval in writing. The storage shall be installed in accordance with the details approved prior to first occupation and retained for the lifetime of the development.

Reason: *In order to promote sustainable means of transport and to comply with the West Sussex Parking Standards.*

Approved Date -

- 8 No part of the development shall be occupied, 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 there is adequate capacity within the waste water network to reduce the risk of flooding in accordance with policy DM20 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
PROPOSED SECTIONS	ARC/064/25/07 REV A	25.02.2026
DRAINAGE FLOOR PLANS		25.02.2026
ACOUSTIC DESIGN STATEMENT		25.02.2026
GARAGE PLANS	PAVILRD ARC/064/25/09	25.02.2026
ACOUSTIC SOUTH EAST SOUND INSULATION REPORT	J4168 ACN TASK NO 190944	25.02.2026

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