

189 Heene Road Worthing BN11 4NN

PLANNING STATEMENT

Introduction

This statement has been prepared with a contribution from the applicant for retrospective planning consent for solar-thermal panels erected on garden storage sheds in the rear garden.

Applicant's Statement

In 1984 The Hydrotherapy pool (35C) was built by Keith and Monica Hanmore to provide Hydrotherapy post-operatively (eg. Hip, Shoulder and Knee replacement) also for the elderly and disabled and those suffering from long term pain and weakness syndromes eg. Rheumatoid Arthritis, Osteoarthritis, Motor Neurone disease, Multiple Sclerosis, Cerebral palsy. In addition, Post traumatic rehabilitation.

As a result of research, it is now also prescribed for Depression, Anxiety, PTSD, challenges arising from Autistic Spectrum Disorder and other neuro-diversity and many other conditions.

It mainly serves the area from Chichester to Brighton and north to Horsham.

Despite the established benefits of exercising in hot water All other Hydrotherapy pools available to the public in these areas are now closed due to the ever increasing costs of Gas, Electricity and Water.

This includes Worthing Hospital, Bognor Hospital, Care for Veterans. They and numerous Surgeons, GPs, Physiotherapists and Occupational Therapists refer patients to us but the individuals have to pay themselves. We currently charge £12 including VAT for a 1 hour session in the pool (35C)

Time Line

I, Karen Simporis started working at Henry House as an Acupuncturist specialising in chronic Pain in 1990 then moved in with my children and elderly mother in 1999.

Since taking over the business (which was failing and run down for retirement) all our initiatives to install Solar panels (PV and Thermal) and rainwater

collection, and recycling systems have been aimed at holding the fees down for these vulnerable groups.

1997 move in and resuscitate the business

2003 construct and install Solar Thermal panels on south facing roof and cylinder to replace electric shower poolside and heat water for whole building, Checked with Planning- no permission needed. Very little gas used May to September and significant reduction in darker months.

Water Conservation and Recycling

In 2004 Palmoris Ltd installed a rainwater collection and grey water recycling system. Rainwater is collected as runoff from our extensive roof area. It is filtered and treated and then used to refill the pool each week as part of the pool maintenance programme.

The water taken out of the pool each week (grey water) is stored and used to flush the 5 toilets in the building. We estimate that toilets are flushed 200 times + per day using up to 400 gallons or 1600 litres a day. We never need to use mains water for this now.

We have managed to drastically reduce our water consumption with this project. As water charges continue to rise this will help us hold prices down. We're always hoping for rain!!

The rainwater is stored in recycled concentrated fruit juice tanks in the watershed in the garden as is the grey water taken from the pool which is then pumped up to a tank in the loft as needed.

I went to the planning office before building and checked whether planning was needed. I have no record unfortunately as it was a verbal inquiry.

Serious Flooding in Heene Road after heavy rain was a common occurrence but is rare since we started harvesting almost all the rain that falls on the building.

2015 Even less flooding since we replaced the old standard guttering with Deep Flow which collects 30% more.

2011 photo voltaic panels were installed on the flat roof over the pool massively reducing electricity use and benefitting from a FIT Tariff.

2020 COVID we were closed by Government order for a long time which was financially very challenging.

Unfortunately, there was also an unprecedented increase in Gas, Electricity and Water bills from roughly £7,000 per annum to £24,000 which is not sustainable.

2024 we decided to replace the 21-year-old thermal panels on south facing roof with new more efficient ones and increase the array to help heat the pool water (35C) by installing 4 on the existing 20-year-old watershed.

These panels and sheds are the areas in question

They are behind a high wall between our garden and our neighbour to the south.

They start 4 inches 10 cm below and 18 inches 45cm back from the wall and slope backwards at 30 degrees under a Blue Spruce and large cordyline.

Before commencing installation, I visited my neighbour Debbie Flynn, 187 Heene Road, whose garden is south of the wall. She said she was happy with the panels and applauded our efforts to reduce use of fossil fuels.

I checked with her 22/1/26 and she assured me she still felt the same.

The flat above her was empty at time of installation and had been for many months.

We have been Green Business of the year twice.

These are all Green initiatives which reduce use of resources and protect the environment.

In conclusion, there is a high need for Hydrotherapy in hot water (35C) over an extensive area, and we are now the only pool providing this service at an affordable price. The watersheds help reduce water bills and hugely reduce flooding while the thermal solar panels reduce gas use and help us hold fees down for the elderly and disabled.

- Start of Design & Access Statement -

Proposal

Four solar-thermal panels in the rear garden.

Setting

The property is a substantial Edwardian two-story mixed use semi-detached property; part private dwelling and part hydrotherapy unit. The principal elevation faces East. There is an integral garage along with off-street parking.

The building's exterior is characterized by exposed face-brickwork to first floor level with pebbledash render from first floor level up to the eaves. There are rectangular bays which project on the front and side elevations – both with flat-roofs.

- The property is within Shakespear Road Conservation Area
- The property is in Flood Zone 1 – very low risk of fluvial flooding
- Low risk of pluvial flooding
- The property is not in SDNP
- The property is not in an Archaeological Notification Area

Use

The property is mixed use; part private residential and part hydrotherapy unit. Refer to applicant's statement above for description of the hydrotherapy unit.

Access

Access to and from the property will remain unchanged. Access to the hydrotherapy unit is via a path down the north-side of the property. Access to the private⁴ dwelling is via the drive on the south-side of the property.

Layout

There is no change to the layout of the building under this application.

Scale and Appearance

The scale and appearance of the main building will remain unchanged.

The addition of solar-thermal panels on top of the existing rainwater harvesting storage sheds in the rear garden which, run along the southern boundary project above the garden wall. The garden wall is nominally 1.8m high from ground-level, and the panels project nominally 1.15m above the garden wall.

Landscaping

There are no changes to the landscaping

Energy Efficiency & Sustainability

Refer to applicant's supporting statement above.

- End of Design & Access Statement -

Adur & Worthing Validation Check-List

Affordable Housing Statement – Not applicable

Air Quality Assessment – refer to applicant's statement above for reduced reliance on hydrocarbon fuels.

Biodiversity Statement and Report - there has been no loss or alteration to any habitat or flora or disturbance to any nesting or roosting fauna

CIL – TBC

Daylight/Sunlight Assessment – Due to the orientation of the pair of semi-detached properties, there is no overshadowing or loss of light.

Economic Statement – Not applicable

Energy/Sustainability Statement – Not applicable

Flood Risk Assessment – Not applicable

Foul Sewage Assessment – Not applicable

Heritage Statement – Not required

Historic Environment Record – Not within ANA

Land Contamination Assessment – Solar Panels are roof mounted. Therefore, no risk of disturbing contaminated ground.

Landscaping Details – Not applicable

Lighting Assessment – Not applicable

Noise Impact Assessment – Not applicable

Parking Provision – No change

Planning Obligations (Section 106) - Not applicable

Refuse and Recycling Provision – No change

Shoreham Harbour – Not applicable

Space Standards – Not applicable

Statement of Community Involvement – Not applicable

Structural Surveys – Not applicable

Sustainable Drainage Systems – refer to applicant's statement above about on-site significant rainwater harvesting.

Telecommunication Developments – Not applicable

Town Centre Uses – Not applicable

Transport Issues – No change

Tree Survey – trees shown on submitted plans. Proposals do not impact any trees

Ventilation and Air Conditioning Statement – Not applicable