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DEVELOPMENT OVERVIEW

CARLTON HOUSE

LITTLEHAMPTON ROAD , WORTHING

APPROVED APPLICATION: 0011/22

August 2023

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01

INTRODUCTION
Carlton House, Littlehampton Road, Worthing

1 INTRODUCTION

1.1 FOREWARD

This document has been prepared by FRONT. Architecture as a summary of the approved planning application reference: 0011/22, for the 'Single storey vertical extension [at Carlton House] to create '8No. New dwellings immediately above the existing detached block of flats.' at the site of Carlton House

Carlton House is located in Worthing, a seaside town in West Sussex, England, at the foot of the South Downs. The site falls within Adur & Worthing Council and benefits from an approval to create further residential development under the 'Town and Country Planning (general permitted development) (amendment) (england) Order 2015: Schedule 2, Part 20 Class A - New dwellinghouses on detached blocks of flats.

FULL SITE ADDRESS:

Carlton House,
Littlehampton Rd,
Worthing
BN13 1RD

LOCAL AUTHORITY:

Adur & Worthing Council



SITE LOCATION





The site is located in Worthing, a popular coastal town, 10 miles west of Brighton. the Northern element of Worthing forms part of the picturesque South Downs National Park whilst more central areas provide a vibrant hub. One of the biggest seaside towns on the South Coast, Worthing is a lively destination for shopping, eating, entertainment and family fun.

Worthing is perfectly located to explore local award-winning beaches, as well as the stunning landscape offered by the South Downs.



UNITED KINGDOM



Carlton House, Littlehampton Road, Worthing is a development opportunity that covers an overall site area of 0.215Ha, including a large rear parking area to the rear and soft landscaped communal amenity to the front of the site, providing a green frontage to the street-scene that will remain unchanged following the delivery of the new development.

The site is surrounded by a leafy residential community consisting of buildings, predominantly ranging from 2 storey dwelling houses to 3 and 4 storey blocks of apartments/flats. Many of the 2 storey dwellings benefit from second floor [three storey] loft conversions.

The existing layout consists of a single residential block, providing 30 spacious apartment across 3 stories. This application allows the successful delivery of an addition 8No. luxury one and two-bedroom apartments. All 30 existing dwellings are accessed via a single stair core. This existing stair cores will be economially utilised to allow access to the new dwellings within the approved upward extension.



AERIAL IMAGES SHOWING LOCATION OF CARLTON HOUSE, LITTLEHAMPTON ROAD

IMAGES: CARLTON HOUSE - LOCATION OF UPWARD EXTENSION.













02

EXISTING SITE INFORMATION
Carlton House, Littlehampton Road, Worthing

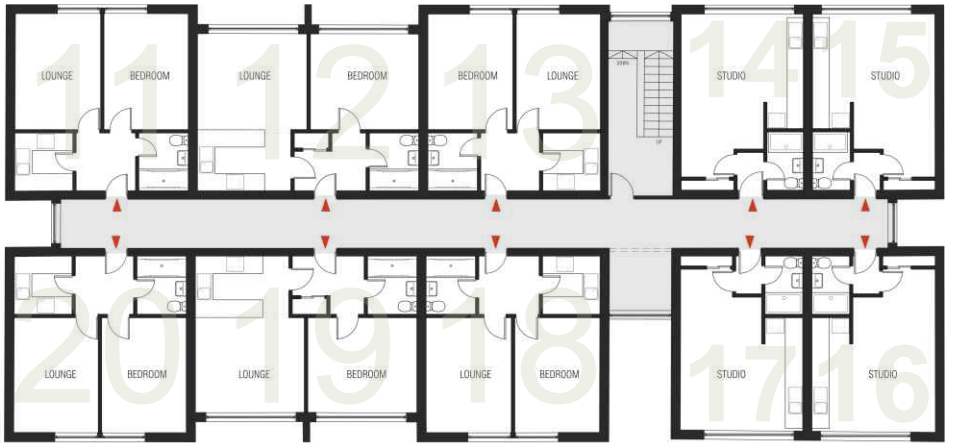
2 EXISTING SITE INFORMATION

2.1 SITE LOCATION





ABOVE: EXISTING GROUND FLOOR PLAN [NTS]
layouts taken from historic agents details

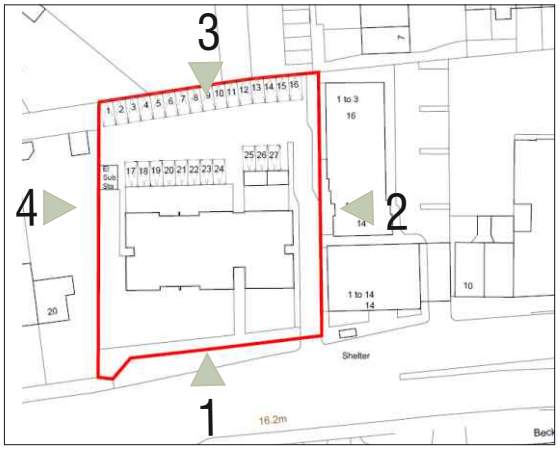


ABOVE: EXISTING FIRST FLOOR PLAN [NTS]
layouts taken from historic agents details

Numbers shown to identify quantity of apartments and may not reflect the postal numbers within the development.



ABOVE: EXISTING SECOND FLOOR PLAN [NTS]
layouts taken from historic agents details



KEY PLAN

1



ABOVE: EXISTING FRONT ELEVATION [NTS]: *FROM LITTLEHAMPTON ROAD*

2



ABOVE: EXISTING SIDE ELEVATION [NTS]: *FROM SITE ACCESS ROAD*

3



ABOVE: EXISTING REAR ELEVATION [NTS]: *FROM COMMUNAL PARKING AREA*

4



ABOVE: EXISTING SIDE ELEVATION [NTS]: *FACING REAR AMENITY AREA*

03

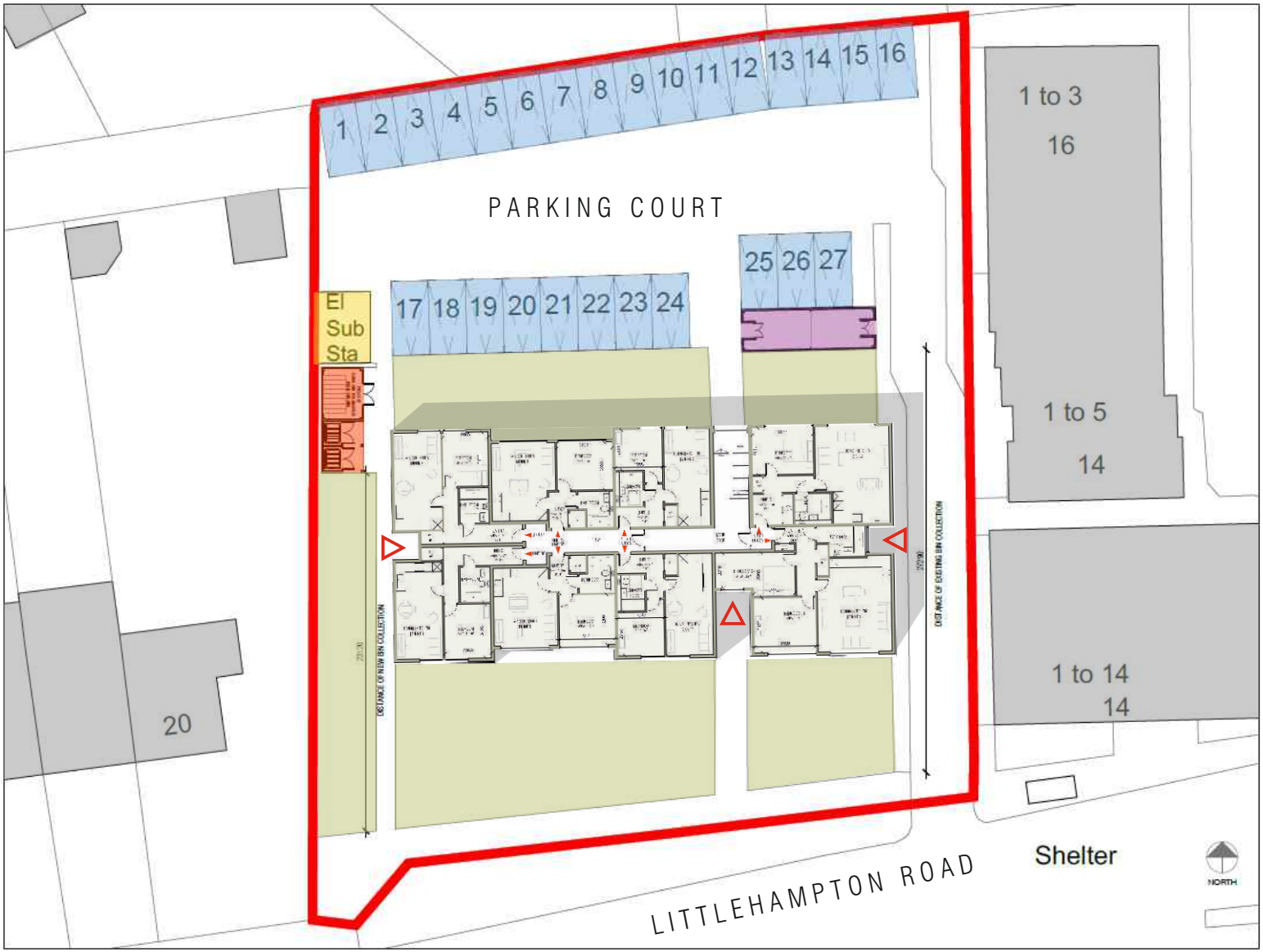
PROPOSED SITE INFORMATION
Carlton House, Littlehampton Road, Worthing

3 PROPOSED SITE INFORMATION

3.1 APPROVED SITE PLAN [NTS]

KEY

- EXISTING CAR PARK SPACE [TOTAL NO.27]
- PROPOSED CYCLE & BIN STORE [TOTAL SPACES NO. 8]
- EXISTING REFUSE & STORE
- EXISTING SUB STATION



3 PROPOSED SITE INFORMATION

3.2 APPROVED FLOOR PLANS [NTS]

ACCOMMODATION SCHEDULE FOR

New dwellings only [upward extension]

MIX:

6No. | 1 Bedroom: 1 Person Flat [min 37M²]
1No. | 1 Bedroom: 2 Person Flat [min 50M²]
*1No. | 2 Bedroom: 2 Person Flat [min 70M²] **

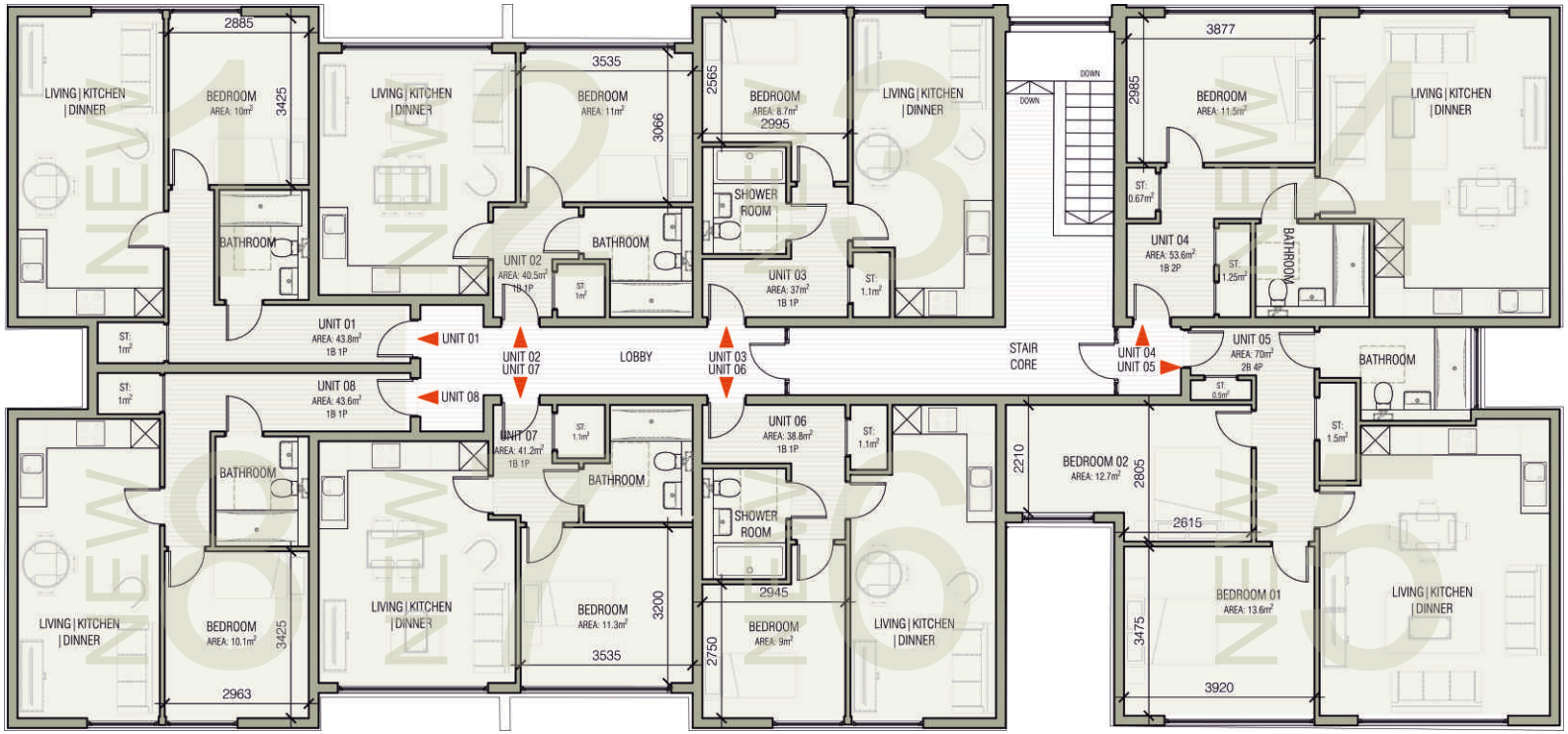
** Where area provided achieves less that 70M² [but greater than 61M²] the proposed apartment may only achieve the area for a 2 bedroom 3 person.*

Areas noted are approximated and may vary depending on final construction method and proposed wall build-ups.

CARLTON HOUSE - APPROVED SCHEDULE

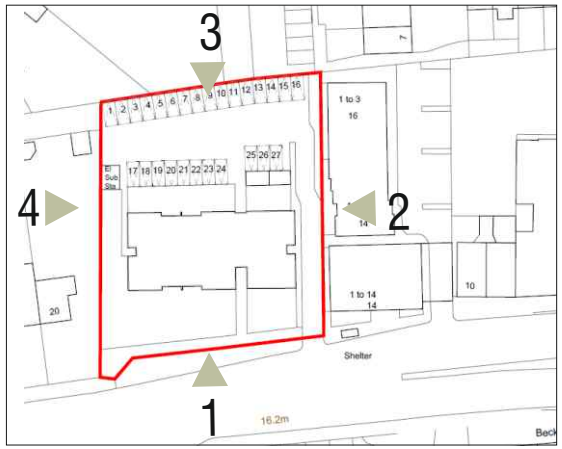
APPROXIMATE AREAS SUBJECT TO WALL CONSTRUCTION

UNITS	BEDR'MS	PEOPLE	AREA [M²]	AREA [ft²]
01	1 BED	1 PERSON	43.8	471
02	1 BED	1 PERSON	40.5	436
03	1 BED	1 PERSON	37	398
04	1 BED	2 PERSON	53.6	577
05	2 BED	4 PERSON	70	753
06	1 BED	1 PERSON	38.8	418
07	1 BED	1 PERSON	41.2	443
08	1 BED	1 PERSON	43.6	469



ABOVE: PROPOSED THIRD FLOOR PLAN - APPROVED UPWARD EXTENSION [NTS]

Area of approved upward extension only



1



ABOVE: PROPOSED FRONT ELEVATION [NTS]: *FROM CAVENDISH AVENUE - NO CHANGE*

2



ABOVE: PROPOSED SIDE ELEVATION [NTS]: *FROM SITE ACCESS ROAD*

3



ABOVE: PROPOSED REAR ELEVATION [NTS]: *FROM COMMUNAL AMENITY AREA*

4



ABOVE: PROPOSED SIDE ELEVATION [NTS]: *FACING REAR GARDENS OF WARLEY ROAD*

04

STRUCTURAL REPORT
Carlton House, Littlehampton Road, Worthing

4 STRUCTURAL REPORT

4.1 STRUCTURAL SUMMARY

A structural feasibility report was prepared in March 2021 by structural engineers, DBS [Davie Burton Sweetlove Ltd]. The report presents the results of a study to assess the feasibility and impact of adding a single storey rooftop extension to existing structure of Carlton House

The building appears of typical 1960's construction and comprises of solid masonry walls supporting pre-cast concrete floor slabs. The slabs span between the party walls which also provide lateral stability to the building.

The report prepared by DBS includes floor plans highlighting load bearing cross walls, external walls and assumed span directions of concrete floors. Typical annotated extract [Bottom right] is shown below based on DBS drawing 21-113/SK1.

The feasibility of the proposed development has been assessed by calculating existing wall and foundation loads for the main loadbearing elements and comparing those with equivalent loads with the additional storey in place. This assessment has been carried out in accordance with current British Standards and Codes of Practice and concluded that the building could potentially accommodate an additional storey provided lightweight construction is adopted and the additional loads can be transferred directly to the [existing] loadbearing walls.

4.2 CONCLUSION

Based on the available information at the time the report was produced DBS concluded that an additional lightweight storey to the rear part of the building would increase foundation loads by less than 20% [actual figure stated = 17%]. In view of this the proposed extension is considered to be feasible subject to further investigation and particular attention to the following -:

• Lightweight construction is adopted and additional loads are transferred directly to the existing load bearing walls.

• Where possible existing floor layouts should be replicated or adequately transfer loads to existing structure to ensure that horizontal and vertical loads can be distributed to foundation level via the load bearing walls highlighted below.

• A single additional storey would leave the building in the same disproportional collapse class (2A) so there should be no need for any remedial works in terms of additional vertical and horizontal ties within the existing building.

• To minimise core drilling and disruption to the existing structure existing service routes should be utilised as far as possible. Kitchen and bathroom layouts should therefore be coordinated with the existing floor plans..



FLOOR SPAN
Span of PC floors indicated

NOTE: Indicative Mark-up subject to S.E confirmation

05

DECISION NOTICE
Carlton House, Littlehampton Road, Worthing

5 APPROVAL NOTICE

5.1 APPROVAL NOTICE - PAGES 1-3

Use PDF download link for access to all listed approved documents

WORTHING BOROUGH COUNCIL

Mr Wong
FRONT.Architecture Ltd
Tindal House
Tindal Square
Chelmsford
Essex
CM1 1EH

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 20 Class A

APPLICATION NUMBER: NOTICE/0011/22

Details of Development
APPLICATION FOR PRIOR APPROVAL FOR CONSTRUCTION OF ONE ADDITIONAL STOREY OF 8NO. NEW DWELLINGS IMMEDIATELY ABOVE THE EXISTING DETACHED BLOCK OF FLATS.

Location of Development
CARLTON HOUSE LITTLEHAMPTON ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS REQUIRED for the above development from the Local Planning Authority and herby GRANTED, in accordance with the application and information registered on 6th June 2022.

Information submitted for avoidance of doubt

Reference/Drawing Number	Version	Date Rec
EXISTING FLAT ADDRESSES		06.06.2022
LOCATION PLAN & EXISTING SITE PLAN	001	06.06.2022
EXISTING PLANS	002	06.06.2022
EXISTING ELEVATIONS	003 REV P2	06.06.2022
PROPOSED SITE PLAN	200	06.06.2022
PROPOSED PLANS	201	06.06.2022

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

Ref: - NOTICE/0011/22

Reference/Drawing Number	Version	Date Rec
PROPOSED ELEVATIONS	202 REV P2	06.06.2022
EXISTING & PROPOSED ROOF PLANS	203	06.06.2022
EXISTING & PROPOSED STREET SCENES	204	06.06.2022
PROPOSED CYCLE STORE & EXISTING & PROPOSED	205 REV P1	06.06.2022
EXISTING & PROPOSED SUN STUDY	210 REV P1	06.06.2022
DESIGN STATEMENT	600 REV P1	06.06.2022
TRANSPORT ASSESSMENT	605	06.06.2022
ACCOMMODATION SCHEDULE	610	06.06.2022

Subject to compliance with the informatives specified overleaf.

GPeck

Gary Peck
Planning Services Manager
01/08/2022

Ref: - NOTICE/0011/22

SCHEDULE

Conditions

01. The dwellings shall not be first occupied until secure, covered cycle parking has been provided in accordance with submitted plans and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

02. The dwellings shall not be first occupied until storage of refuse and re-cycling receptacles have been provided on site in accordance with the approved and shall thereafter be retained.

Reason: *To ensure that refuse and recycling generated by the development can be stored and collected without adversely impacting on highway safety.*

03. No dwellings hereby permitted shall be first occupied until the parking spaces have been laid out within the site in accordance with the approved drawings for 27 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for the parking and manoeuvring of vehicles.

Reason: *To ensure adequate parking and turning on site and to comply with policy 16 of the Worthing Core Strategy and the NPPF.*

04. The Applicant is advised that work for the implementation of the development should not take place on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays and between 09.00 and 13.00 hours on Saturdays. No work should take place on Sundays or on Bank or Public holidays

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy RES7 of the Worthing Local Plan and the NPPF.*

05. Prior to commencement a specification detailing the materials, colours and external finishes of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: *To safeguard the external appearance and character of the building having regard to policy 16 of the Worthing Core Strategy and the NPPF.*

06. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan 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 oftemporary 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 Policy 16 of the Worthing Core Strategy and the NPPF.*

Informatives / Notes to Applicant

01. The development must be completed within a period of 3 years starting with the date prior approval is granted.

02. The developer must notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address of the dwellinghouse; c) the application number and d) the date of completion.

03. Southern Water have the following observations to make in respect of the proposed development:

- Southern Water's records show that there is a public water main within the proposed development site.
- No development, excavation, mounding or tree planting should be carried out within 6 metres of the public water main without consent from Southern Water.
- It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- Due to the size of the development and to protect the premises from the impact of sewage flooding, an assessment is required to ascertain an appropriate point of connection to the sewerage network.
- Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.
- In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer

Ref: - NOTICE/0011/22

- Combined Sewer
- Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
- Southern Water requires a formal application for a connection to the public water main to be made by the applicant or developer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

04. The applicant is advised of the concerns raised by the Councils Environmental Health Officer with regards to noise and ventilation to the proposed flats. It is advised that prior to commencement of the development a noise assessment for protecting the proposed noise sensitive development from external noise be carried out and implemented on the scheme. The scheme should have regard to the principles of BS 4142:2014+A1:2019 and achieve the indoor ambient noise levels for dwellings specified in BS:8233:2014. 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.

05. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

Ref: - NOTICE/0011/22

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015 Schedule 2, Part 20 Class A

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

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