ECE Planning

64 – 68 Brighton Road
Worthing
West Sussex
BN11 2EN

T 01903 248 777

76 Great Suffolk Street,
London,
SE1 0BL

T 0207 928 2773

Beacon Tower
Colston Street
Bristol
BS1 4XE

T 0117 214 1101

Gary Peck
Planning Department
Worthing Borough Council
Portland House,
44 Richmond Road, Worthing,
West Sussex, BN11 1HS

22 August 2023
Ref: SL/Let/P1762

Dear Gary,

Ref: Section 96A Non-Material Amendment Application: Proposed minor amendments including the removal of the plant screening at the development permitted under ref: AWDM/0130/21 at 22 Lyndhurst Road, Worthing, West Sussex.

This application has been submitted to Adur and Worthing Council via the Planning Portal under reference **PP-12323591** and includes the following documents which have been submitted in support of this application:

Application Form;

Covering Letter;

Proposed Drawings (as detailed in Table 1 of this Covering Letter);

Site History

This Section 96A application seeks to make non-material amendments to the previously permitted application under (ref: AWDM/0130/21), which was granted permission on 30 July 2021 for:

'Demolition of a two-storey building and erection of a four-storey block of 30 apartments comprising 5no. one bedroom, 24no. two bedroom and 1no. three bedroom units, provision of under croft access to car park to the rear, removal of trees and provision of associated landscaping (resubmission of AWDM/1518/17)'.

Pre Commencement Conditions have also been submitted in relation to the existing planning permission (ref: AWDM/0130/21). The following conditions have been submitted:

- **Condition 3- Traffic Regulation Order (AWDM/1985/22)**
- **Condition 5- Vehicular Access (AWDM/1985/22)**
- **Condition 9- Construction Management Plan (AWDM/1922/22)**
- **Condition 12- Drainage Scheme (AWDM/1985/22)**

Managing Director
Chris Barker MATP MRTPI
Directors
Huw James MRTPI
Adam King RIBA
Adam Staniforth FCCA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office:
Amelia House
Crescent Road, Worthing
BN11 1QR

- **Condition 13- Drainage Maintenance and Management (AWDM/1985/22)**
- **Condition 15- Foul and Surface Water Sewerage (AWDM/1985/22)**
- **Condition 16- Schedule of Materials (AWDM/1985/22)**
- **Condition 18- Hard and Soft Landscaping (AWDM/0702/23)**
- **Condition 19- Ground Levels (AWDM/1985/22)**

Proposed Non-Material Amendments to Condition 1 (Plans approved)- Elevations and Layout

This application seeks to amend the previously approved plans listed in Condition 1 with the new plans listed in Table 1. The Proposed Minor Material Amendments to the previously approved scheme (ref: AWDM/0130/21) are identified in the accompanying drawings and have been highlighted in 'clouds' for ease. In summary the amendments relate to removal of plant screening and structural changes. These are explored in more detail below.

Removal of Plant Screening from the roof of the building

Following a review of the buildings heating systems, SAP's and building methodology, the development has switched from Gas boilers to localised Joule ASHP systems. This means that the plant systems are located within the apartments with no need for external plant. Therefore, there is no longer a need for plant screen on the roof as there will be no plant located on the roof of the building. This aids in improving the buildings overall efficiency and sustainable credentials.

Structure Changes

Due to the height and size of the proposed building the most efficient and cost-effective means of construction is masonry frame. The following changes are proposed;

- **Windows removed-** These are proposed to be removed to suit the structural strategy.
- **Structural posts added**- These are proposed to support the edge of the balconies.
- **Internal layout changes**- These proposed to provide a better layout efficiency and change in structure / heating system.

Please find in Appendix I of this letter, the approved visual and the proposed visual which shows the removal of the plant screening. To reiterate, the plant will not be seen from ground level, hence why the screening is not required. This is clearly demonstrated within the visuals submitted with this application.

For the avoidance of doubt, the originally approved drawings under (ref: AWDM/0130/21) which are now superseded have been replaced with the following as a result of this new Section 96A Application. The superseded and proposed drawings are detailed in Table 1 below.

Originally Approved Drawings under reference (AWDM/0130/21) to be superseded	Proposed Drawings (s.73 Application)
PA-101- Proposed Ground Floor Plan (A)	PA-101- Proposed Ground Floor Plan (**B**)
PA-101- Proposed First Floor Plan (A)	PA-101- Proposed First Floor Plan (**B**)
PA-102- Proposed Second Floor Plan (A)	PA-102- Proposed Second Floor Plan (**B**)
PA103- Proposed Third Floor Plan (A)	PA103- Proposed Third Floor Plan (**B**)
PA-104-Propsed Roof Plan (A)	PA-104-Propsed Roof Plan (**B**)
PA-110- Building Sections (A)	PA-110- Building Sections (**B**)
PA-120- Balcony Bay Studies	No change.
PA-200- Elevations North and East Proposed (A)	PA-200- Elevations North and East Proposed (**C**)
PA-201- Elevations South and West Proposed (A)	PA-201- Elevations South and West Proposed (**C**)

Table 1- Superseded and Proposed Drawings

Conclusion

It is considered that the proposed changes detailed above will not materially alter the appearance of the building from the consented scheme and therefore this application can be considered under the provisions of a Section 96A Application.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director

Appendix I- Approved and Proposed Visuals



Figure 1- Approved Visual



Figure 2- Proposed Visual