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21st January 2025

119 WESTCOURT ROAD – RESPONSE TO PLANNING COMMENTS

Following comments raised, some minor amendments have been made to the scheme.

Key Outputs

The southern unit has been amended to be a 2 bed, 3 person unit, with storage added to the landing and a single bedroom indicated. This resolves concerns relating to the size of this room in comparison to space standards.

The northern unit has been reduced in size with the removal of the flat-roofed, angular ground floor wall. This is now indicated as a 2 storey, 1 bed, 1 person unit, with storage included in the bedroom. This resolves concerns relating to the size of this room in comparison to space standards. We understand the Local Authority attributes a value of 45sq.m. to this form of accommodation. This has been accepted in a number of decisions for the area, including recent permission AWDM/1031/24.

The front elevation has been amended to provide a cohesive and attractive residential appearance on the frontage, and removes an 'awkward' element of the existing building.

The parking spaces have been set back from the boundary wall, with increased planting along these boundaries. This allows the proposed development to greater resonate with the character of the area.

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The proposed development is designed to meet the requirements of DM16, including the relevant EPC minimum of 'C'. The development proposes an open plan living arrangement, with all storeys being dual-aspect. This allows for natural ventilation to each of the units, providing passive cooling. The proposal also seeks to reduce the urban heat island effect through the provision of significant planting along the northern and western site boundaries. This will create shading of this current open, tarmacked area of land. The development will also seeks seek to maximise the re-use of constructions materials on site, to reduce waste.

The proposed development will include measures to ensure it meets DM17 of the Worthing Local Plan. The applicant is willing to accepting a condition requiring further details of this.

I trust the amendments indicated resolve your concerns with the development, and I look forward to hearing from you.

Yours sincerely,

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