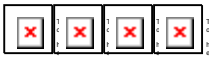
From: Ken Argent
Sent: 12 February 2018 10:07
To: Marie O'Keeffe
Subject: Re: 158 Brighton Road - AWDM/1841/17

Flag Status: Flagged

oooow you're tough.

if they discharge to widewater and /or use harvesting and consider soaking into ground at the front im more than content.

Ken Argent
Engineer, Adur & Worthing Councils
Phone: 01903221374
Email: ken.argent@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Engineering Team, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On 8 February 2018 at 11:54, Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk> wrote:

> any reply to my email of 24/1 below?
>
> I'm refusing on design grounds so I can throw in failure to demonstrate adequate surface water drainage or something if appropriate?
>
> M.
> ---------- Forwarded message ----------
> From: **Marie O'Keeffe** <marie.o'keeffe@adur-worthing.gov.uk>
> Date: 24 January 2018 at 13:03
> Subject: Fwd: 158 Brighton Road - AWDM/1841/17
> To: Ken Argent <ken.argent@adur-worthing.gov.uk>, Bruce Reynolds <bruce.reynolds@adur-worthing.gov.uk>
>
> Hi,
>
> further to both your comments on this application I have just received this response from the applicant.
>
> Comments please?
>
> M.
> ---------- Forwarded message ----------
> From: **Frederick Randall** <fr@scandia-hus.co.uk>
> Date: 24 January 2018 at 13:00
> Subject: 158 Brighton Road - AWDM/1841/17

To: "marie.o'keeffe@adur-worthing.gov.uk" <marie.o'keeffe@adur-worthing.gov.uk>

Dear Marie,

In response to the query emails attached:

Drainage engineer

- Rainwater harvesting is being considered by the applicant at this stage alongside PV panels and an air source heat pump and as such is at a preliminary stage so no details or system to be installed are yet known.
- Surface water discharge directly into wide water can be introduced which negates the need for any soakaways. If a notice/permission is needed to discharge into wide water please let me know.
- Soakaway calculations, soil and permeability tests would be carried out along side the building regs submission, at this stage the size of any soakaways is an estimate. Again, if a permeable driveway can be introduced to negate the need of a soakaway this can be shown on a landscape scheme.

Fire Safety

- The protected stairwell to the dining level (second floor) are shown as pocket doors to be fire rated – FD30. These can be changed to standard opening doors if required.

I hope this helps.

Kind regards,

Fred Randall

Assistant Project Manager

scandiahus
SWEDISH ENERGY SAVING HOMES

☎: 01342 838 063

✉: fr@scandia-hus.co.uk

: www.scandia-hus.co.uk



---------- Forwarded message ----------
From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:
Bcc:
Date: Thu, 4 Jan 2018 10:00:28 +0000
Subject: 158 Brighton Road - AWDM/1841/17

Dear Mr Randall

Another query from a colleague on this one relates to fire safety.

'The plan indicates that the central stairwell in each dwelling is 'protected' but it is not clear how the doorway to the high fire risk kitchen -dining level provides this protection?

I would be grateful if the applicant could provide details as to this matter.'

I would appreciate your response.

Kind regards.
--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

---------- Forwarded message ----------
From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:

Bcc:
Date: Fri, 29 Dec 2017 09:15:54 +0000
Subject: 158 Brighton Road, Lancing - AWDM/1841/17
Dear Sir,

I have received a holding objection to your application at the above site from the Council's drainage engineer. He requires clarification of the following points:

'Objection –

 # The applicant talks about rainwater harvesting but provides no details.

 # The applicant talks about soakaways in the back garden – where exactly will they be located? Most people simply discharge to Wide Water.

There is a discrepancy between the proposed site plan and the proposed elevations which do not indicate the garden and its content which would impinge upon any soakaway siting.

 # The applicant has sized his soakaway in the front garden without undertaking any form of soakage test, and without considering the fact that there is effectively no drive to collect water on due to the first floor overhang – permeable paving would be more appropriate, with a type 3 subbase.

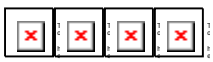
Clarifications are required please.

Although the application is within floodzone 3 the building footprint is not much different to the original building and all the habitable rooms are above flood level so I would have no issues as such with the proposal.'

I would appreciate your response.

Kind regards.
--

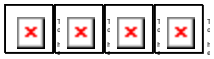
Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

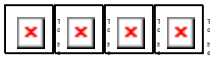
--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



---------- Forwarded message ----------
From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:
Bcc:
Date: Thu, 4 Jan 2018 10:00:28 +0000
Subject: 158 Brighton Road - AWDM/1841/17

Dear Mr Randall

Another query from a colleague on this one relates to fire safety.

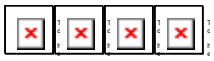
'*The plan indicates that the central stairwell in each dwelling is 'protected' but it is not clear how the doorway to the high fire risk kitchen -dining level provides this protection?*

I would be grateful if the applicant could provide details as to this matter.'

I would appreciate your response.

Kind regards.
--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

---------- Forwarded message ----------
From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:
Bcc:
Date: Fri, 29 Dec 2017 09:15:54 +0000
Subject: 158 Brighton Road, Lancing - AWDM/1841/17
Dear Sir,

I have received a holding objection to your application at the above site from the Council's drainage engineer. He requires clarification of the following points:

'Objection –

 # The applicant talks about rainwater harvesting but provides no details.

 # The applicant talks about soakaways in the back garden – where exactly will they be located? Most people simply discharge to Wide Water.

There is a discrepancy between the proposed site plan and the proposed elevations which do not indicate the garden and its content which would impinge upon any soakaway siting.

 # The applicant has sized his soakaway in the front garden without undertaking any form of soakage test, and without considering the fact that there is effectively no drive to collect water on due to the first floor overhang – permeable paving would be more appropriate, with a type 3 subbase.

Clarifications are required please.

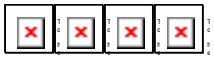
Although the application is within floodzone 3 the building footprint is not much different to the original building and all the habitable rooms are above flood level so I would have no issues as such with the proposal.'

I would appreciate your response.

Kind regards.
--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.