From: BSB Party Wall and Architectural Services
Sent: 08 July 2017 08:00
To: Peter Barnett
Cc: Judith Miller
Subject: Re: Fwd: AWDM/0625/17 - 12 North Road

Flag Status: Flagged

Dear Peter

I have not been able to find out if there is a collection point for the existing flats and houses to the rear of the proposed flats. On an inspection all the bins to the flats either side of this proposal are left to the rear of the properties.

I therefore propose that during the week the bins are kept within the areas provided, rear flat in the patio area and the maisonette in the internal ventilated bin store at the bottom of the stairs. On collection day the bins are to be taken to the end of the access path to the ground floor flat at the rear and left for collection along with the houses to the rear and the flats to the South of No12 bins.

I am away next week Peter so if you need to extend the time please accept this email as my permission to extend if required.

Should you have any questions then please do not hesitate to contact me.

Kind regards

Steven Barrett
C.Build E., MCABE, MFPWS, AssocRICS

Mobile: 07974 715009
Web: bsbpartywallservices.co.uk

On Wednesday, 28 June 2017, 8:00, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Steve

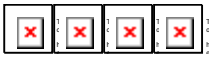
Will you please provide the information regarding waste storage and collection below? Also, will you please agree to an extension of time to deal with this application until 14 July?

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk

Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



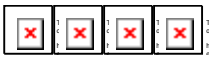
---------- Forwarded message ----------
From: **Peter Barnett** <peter.barnett@adur-worthing.gov.uk>
Date: 16 June 2017 at 13:54
Subject: Fwd: AWDM/0625/17 - 12 North Road
To: steven barrett <bsbpartywalls@yahoo.co.uk>

Steven

Please see the comments our Waste and Refuse Manager below. Would you please provide more information about bin storage and collection as requested.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing. gov.uk
Website: http://www.adur-worthing.gov. uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



---------- Forwarded message ----------
From: **Paul Willis** <paul.willis@adur-worthing. gov.uk>
Date: 16 June 2017 at 13:48
Subject: Re: AWDM/0625/17 - 12 North Road
To: Peter Barnett <peter.barnett@adur-worthing. gov.uk>

Hello Peter,
I am not sure how we would collect any of the bins from the back? I would not be in favour of having to collect bins using a service road as this will almost certainly be more than 30 metres from the pavement. The front ones may be acceptable but I would not want them to be placed on the pavement for collection due to the nature of the street.

Perhaps a more detailed description from the developer would be useful so that we are aware of their thinking?

Regards
Paul

On 16 June 2017 at 11:01, Peter Barnett <peter.barnett@adur-worthing.g ov.uk> wrote:

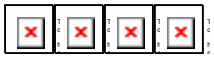
> Paul
>
> Do you have concerns at waste storage as shown on the attached plans? WSCC Highways has advised that I contact you as:

"Refuse storage has been allocated for all units, both in the ground floor porch area and in the rear patio area, the suitability of which should be discussed with the relevant waste disposal authorities. The LHA advise that refuse should not be placed in a position so as to cause obstruction to the pedestrian or vehicular highway."

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.go v.uk
Website: http://www.adur-worthing.gov.u k
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



---------- Forwarded message ----------
From: **BSB Party Wall and Architectural Services** <bsbpartywalls@yahoo.co.uk>
Date: 12 June 2017 at 15:21
Subject: Re: AWDM/0625/17 - 12 North Road
To: Peter Barnett <peter.barnett@adur-worthing.g ov.uk>

Dear Peter

Please find attached amended plans as discussed for your consideration.

I look forward to your comments.

Kind regards

Steven Barrett
C.Build E., MCABE, MFPWS, AssocRICS

Mobile: 07974 715009
Web: bsbpartywallservices.co.uk

On Tuesday, 23 May 2017, 15:14, Peter Barnett <peter.barnett@adur-worthing.g ov.uk> wrote:

Steve

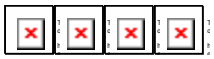
Yes, I think it would stand a better chance of approval.

Regards

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils

Phone: 01903 221310
Email: peter.barnett@adur-worthing.go v.uk
Website: http://www.adur-worthing.gov.u k
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 23 May 2017 at 15:09, BSB Party Wall and Architectural Services <bsbpartywalls@yahoo.co.uk> wrote:

Dear Peter

Thank you for your comments. I will prepare a sketch for you and the clients consideration taking on board your comments. If we move forward with 2 units plus the shop and removing the front balcony do you feel the council could approve the application?

Kind regards

Steven Barrett
C.Build E., MCABE, MFPWS, AssocRICS

Mobile: 07974 715009
Web: bsbpartywallservices.co.uk

On Tuesday, 23 May 2017, 13:07, Peter Barnett <peter.barnett@adur-worthing. gov.uk> wrote:

Dear Steve

With reference to the above, there are a number of issues:

1. I do not consider that the alterations to the front elevation to create a balcony at first floor are acceptable. Such a feature would be out of keeping with the area and would detract in my view from the appearance of the building.

2. I have received comments from our Private Sector Housing Officer who advises that:

- The only means of escape in the case of fire from the first floor bedroom of the rear dwelling is through the high risk kitchen area. This means it is an inner room. It is suggested that the risk could be mitigated by creating a lobby between the stairs and the rear door.
- I also have concerns about the amount of usable space in the top floor flat due to the skeilings

3. With regard to the top floor flat, I have calculated the floor area as being closer to 30m2 due to the roofslope and therefore discounting those parts below 1.5m headroom. The national standard for a 1 bed 2 person flat is 50m2 or 39m2 for a 1 bed 1 person flat.

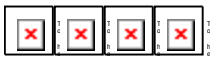
4. The other accommodation just about meets the minimum standards and studio 1 could increase with the removal of the balcony. Studio 2 could be incorporated into studio 1 to create a maisonette over first and second floors.

I shall be grateful if you would look at these issues and submit amended plans showing 2 flats as suggested.

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing. gov.uk
Website: http://www.adur-worthing.gov. uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



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Paul Willis
Waste Strategy Manager, Adur & Worthing Councils
Phone: 01273 263052
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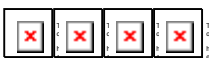
Lancing
BN15 8TA



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