Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Tony
Surname:	Banks		
Company name:			
Street address:	9, Sandown Road		
		Telephone number:	
		Mobile number:	
Town/City:	Southwick	Fax number:	
Country:		Email address:	
Postcode:	BN42 4HB	[redacted]	

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Sarah
Surname:	Kemp		
Company name:	Eskay Architects		
Street address:	62 Parkside		
		Telephone number:	07745654556
		Mobile number:	
Town/City:	Shoreham-by-sea	Fax number:	
Country:	United Kingdom	Email address:	
Postcode:	BN43 6HA	sarah@eskayarchitects.co.uk	

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0807/18
DATE VALID	- 8 JUN 2018

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 9 Suffix:

House name:

Street address: Sandown Road

Town/City: Southwick

Postcode: BN42 4HB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 523955

Northing: 105699

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Jenny Surname: Blower

Reference: AWEN/006/18

Date (DD/MM/YYYY): 13/03/2018 (Must be pre-application submission)

Details of the pre-application advice received:

Since our site visit, it has been noticed that the condition relating to the windows actually refers to the ground and first floor windows. Therefore the windows are all in breach of the condition and need to be regularised.

Having discussed the matter further we feel that there is no justification for the windows on the ground floor to be non opening or obscured glazed and do not see any reason why the condition should not be varied in this regard.

The first floor windows have more planning implications in terms of potential loss of privacy and or overlooking. At the time of the site visit all the windows were obscured glazed but all open below 1.7 metres.

We have looked at the photos I took at the site visit and would suggest you have 2 options in this regard:

1. Fix shut the first floors window and apply for vary condition of the ground floor windows
2. Apply to vary the condition on all the rear windows on both ground and first floor.

We cannot pre-empt the outcome of any application you may choose to make and a consultation would take place but having considered the matter further it appears that there is some justification for varying the condition. You may also have other suggestions you may like us to consider for example fixing shut some of the upstairs window and applying to vary the condition accordingly.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

DEMOLITION OF EXISTING BUILDINGS AND SUBDIVISION OF PLOT WITH NEW DETACHED SCOUT HALL AND SEPARATE DETACHED HOUSE WITH ACCESS FROM SANDOWN ROAD.

This application for variation or a condition applies to the house.

Application reference number: AWDM/1726/16 Date of decision: 20/12/2016

Please state the condition number(s) to which this application relates:
Condition number(s):

12

5. Description of the Proposal

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 01/02/2017

Has the development been completed? (•) Yes ( ) No If Yes, please state when the development was completed: 01/10/2017

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

The condition was not carried out.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

First floor bedroom window to remain as built with a fully opening light required by building regulations for a means of escape, as the route to the front door is not a protected stairway.
Ground floor windows to remain as built, without obscured glazing.
Restrictors to be installed to ground floor windows and first floor bathroom windows.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Ms First name: Sarah Surname: Kemp

Person role: AGENT Declaration date: 29/05/2018 ☑ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 30/05/2018