ADUR & WORTHING
COUNCILS

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/0700/19
Please ask for:	Peter Barnett
Direct Line:	01903 221310
Date:	16th May 2019

Demolition of existing shed and construction of two storey 2 bedroom dwelling attached to existing east elevation.

29 Grafton Gardens Sompting Lancing West Sussex

The above planning application was received on 15th May 2019. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.
http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

Adur & Worthing Councils, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

ADUR & WORTHING
COUNCILS

To: Peter Barnett Application Number: AWDM/0700/19

Proposal: Demolition of existing shed and construction of two storey 2 bedroom dwelling attached to existing east elevation.
Location: 29 Grafton Gardens Sompting Lancing West Sussex

Observations:

Peter

I have now received further correspondence and drainage proposals from the project architect, who has agreed to look at disposal of surface water via soakaways.

I would reiterate that connection to the surface water sewer is not possible as there is no defined owner of the sewer since Southern Water relinquished responsibility for the sewer system. Connection irrespective of Building Inspector approval would effectively be illegal.

The applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this new build be granted it be conditional such that *'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'*

Soakage tests in accordance with DG 365 (2016) or similar will be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

Regards

Ken Argent

Adur & Worthing Councils, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk