

From: dAscoli Design <dascolidesign@gmail.com>
Sent: 24 August 2026 11:42:47 UTC+01:00
To: "Peter Barnett" <peter.barnett@adur-worthing.gov.uk>
Subject: Re: AWDM/0724/26 - 29 Grafton Gardens Sompting

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Hi Peter,

Apologies for the delay; the client has now got back to me with the brick type.

Bespoke Brick Midnight Stock 65mm (608)

Let me know if there's anything else you need.

Kind regards,
Finn

On Thu, 13 Aug 2026 at 11:19, dAscoli Design <dascolidesign@gmail.com> wrote:
Dear Peter,

Thanks for your email. I confirm agreement to the new description as well as the EOT to September 11th.

Yes the red/brown brick is the same as the side, I'm waiting for the client to respond with the type and manufacturer, I will send this over as soon as I have it.

Thanks,
Finn

On Tue, 11 Aug 2026 at 16:22, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:
Dear Finn

Thanks for your email and amended plans. I have amended the description and will reconsult neighbours for 14 days. Before I do, please could you confirm your agreement to the new description below:

Application to vary Conditions 1 (approved plans) and 3 (materials) of approved AWDM/0303/23.

Amendment: to replace the approved hung tiles and brown brick with red/brown brick at ground and first floor to front and at first floor to rear, with black uPVC windows, gutters, soffits and fascias in place of the approved white finish. Retention of rooflights to front. AMENDED PLANS AND DESCRIPTION

Would you also please confirm that the red/brown brick referred to is the same as that which exists on the side of the building. If possible, could you confirm what type of brick it is (i.e. manufacturer, etc).

Finally, please would you agree to an extension of time for dealing with the application until September 11th?

Thanks

Peter

Peter Barnett

Principal Planning Officer, Development Management
01903 221310

Adur & Worthing Councils

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<http://www.adur-worthing.gov.uk>



On Tue, 11 Aug 2026 at 11:38, dAscoli Design <dascolidesign@gmail.com> wrote:

Dear Peter,

Thank you for your continued engagement on this matter and for your clear views on the material condition.

Following further discussions with the client, I can confirm that we intend to proceed with submitting revised drawings for a compromise solution that we consider addresses the key concerns while remaining practical for an already completed family home. We understand from our previous exchanges that this proposal is unlikely to be acceptable to you, but we would nonetheless like to put it forward formally for your consideration.

In light of your position, we also wish to be transparent that, should the application be refused, the client is prepared to exercise their right of appeal to the Planning Inspectorate. This is not a step they are taking lightly, but given the significant implications of the works you have outlined, and the varied character of the local area, they consider it a necessary course of action.

We remain very keen to work constructively with you throughout this process and to provide any further information you may require. Please see attached the revised

drawings, please do let me know if there are any additional drawings that are required in order for you to make your decision.

Kind regards,
Finn

On Thu, 30 Jul 2026 at 09:16, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Finn

I am happy to agree to an extension of time until 14th August.

With regard to the rooflights, I asked for them to be included in the current application as they are a variation of the approved plans (Condition 1). They are currently not shown on the submitted elevations.

I do not think you need to submit a new retrospective application as it would be acceptable to revise the current application with the amendments we have previously discussed.

Regards

Peter Barnett

Principal Planning Officer, Development Management

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On Tue, 28 Jul 2026 at 18:39, dAscoli Design <dascolidesign@gmail.com> wrote:

Hi Peter,

Thank you for your email and for taking the time to review the potential alternatives.

The client is currently away, so I'm unable to provide a revised option until they return. With that in mind, would you be agreeable to an extension of time until Friday 14 August?

Regarding the rooflights, the client has confirmed that they project less than 0.15m above the roofline. Could you clarify what you mean by them being “included in the current application”? Specifically, would a separate application still be required even if the projection is within the permitted tolerance?

Given this, and the other matters under consideration, I wanted to ask whether you feel it may be more appropriate to submit a retrospective application covering all changes made, so that each element can be assessed on its own merits. If so, I would appreciate your view on the likely prospects of some or all of the as-built materials and fenestration being supported.

Kind regards, Finn

On Tue, 28 Jul 2026 at 09:55, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Dear Finn

Thanks for your email. I am pleased to see that your client is willing to remove the cladding.

I would like to see tile hanging to the first floor at the front of the building with brickwork to the ground floor. There should be a panel of render below the ground floor window as shown on the approved plan, which matches the rest of the terrace. The suggested Sandtoft grey tile would not be a good match though and I would like to see a more sympathetic tile used which more closely matches the style used on the rest of the terrace.

At the rear, the first floor can be brickwork. The cladding on the rear extension can remain.

The rooflights are an alteration to the approved plans and should be included in the current application. Furthermore, they protrude above the roofslope by what looks to be more than 0.15m and therefore require permission in their own right.

Regards

Peter Barnett

Principal Planning Officer, Development Management

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On Mon, 27 Jul 2026 at 10:03, dAscoli Design <dascolidesign@gmail.com> wrote:

Dear Peter,

Thank you for your patience and for your help in finding a pragmatic way forward regarding the material condition.

I have discussed your comments carefully with the client and would very much like to work with you to achieve a solution that addresses your concerns while recognising the practical constraints of an already completed home.

In the interest of progressing matters constructively and finding a solution you can support, the client has now proposed two alternative material options for consideration, both of which retain cladding on the rear ground floor as previously proposed:

- **Option 1:** Full brickwork to the entire front elevation, with brickwork to the upper half of the rear elevation only; ground floor rear cladding retained.
- **Option 2:** Full tile hanging to the entire front elevation, with tile hanging to the upper half of the rear elevation only; ground floor rear cladding retained.

Please see attached revised elevation drawings for both options for your consideration. I would be very happy to receive your thoughts on these and remain open to any further suggestions you may have in order to help progress matters towards a mutually agreeable solution.

The client has also added a small area within the existing loft space to be used for storage (ceiling is below habitable height). This is purely an internal conversion and does not increase the external volume of the roof or the dwellinghouse. No dormers or other enlargements have been added; the room is defined by the existing roof structure, with rooflights providing light and ventilation.

Given that the work does not enlarge the roof, the assumption was that this would fall under Class C of Part 1 of the General Permitted Development Order (other alterations to the roof), rather than Class B (which covers roof alterations

that enlarge the dwellinghouse). The condition on the permission restricts Classes A, AA and B of Part 1 and Class A of Part 2, but does not mention Class C, so it was understood that this minor internal conversion would not be prohibited.

Please see attached revised floor plans showing this, please let me know if there's anything else you need for further clarification.

Kind regards,

Finn

On Fri, 10 Jul 2026 at 16:25, dAscoli Design <dascolidesign@gmail.com> wrote:

Dear Peter,

Thank you for your email and for your helpful input.

I am currently working through the options discussed and drawing up the revised plans for submission. The client is very receptive to your comments and keen to find a resolution that addresses the concerns raised while allowing the project to move forward positively.

I will send the updated drawings and material options through next week.

Have a good weekend. Kind regards,

Finn

On Thu, 9 Jul 2026 at 15:23, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Dear Finn

While I note the contents of your email, the applicant would have been aware of the approved plans and conditions but chose to construct the house using different materials at their own risk. The cost and inconvenience implications for rectifying the situation are not a planning consideration therefore.

Cladding could be retained if it was a tone that better reflected the majority of the terrace. This should be restricted to first floor level only so it needs to be removed from the ground floor at the front. Could you please submit some colour options/examples for us to consider?

While writing, please would you provide more information about the rooflights on the front and submit a revised floor plan and elevation drawing showing how this affects the approved layout.

Thanks

Peter Barnett

Principal Planning Officer, Development Management
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On Thu, 9 Jul 2026 at 13:49, dAscoli Design <dascolidesign@gmail.com> wrote:

Hi Peter

Thank you for your email and for outlining your current position regarding the application.

I have reviewed your comments with the client and would like to respond to the key points raised, particularly in relation to the objections received and the suggested amendments.

Firstly, while I appreciate that objections have been submitted, the client does not consider that the views expressed are representative of the wider local community. The site sits within an area where there is already a varied palette of materials and finishes, and the client would be willing to obtain and provide written statements from neighbouring residents to demonstrate broader support for the as-built appearance.

Secondly, it is important to clarify that the house has been constructed using a timber frame system. As such, the external cladding forms an integral part of the wall build-up. The removal of the front elevation cladding and replacement with brickwork would not be a straightforward alteration and would, in practice, require significant structural intervention and partial reconstruction of the external envelope. This

would be disproportionately onerous given that the development has already been completed.

In addition, this is not a speculative development but the client's long-term family home. The requested changes would therefore have a significant personal and financial impact, which I would suggest should be carefully weighed against the degree of perceived visual harm.

Thirdly, the surrounding area is not characterised by a uniform material approach. There are several examples within the immediate vicinity of properties utilising a range of external finishes, including render, tile hanging, and various forms of cladding. In this context, the current material treatment does not appear incongruous when considered within the broader streetscape.

In light of the above, we would respectfully request that the Local Planning Authority reconsider the need for such substantial amendments. However, in the interest of progressing matters constructively, we would be happy to explore the option of a revised cladding tone, should this be considered a reasonable compromise.

Please let me know if you would be open to reviewing this position or if a discussion would be helpful.

Kind regards,
Finn

On Thu, 9 Jul 2026 at 12:41, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Finn

I have taken into account the objections received from local residents to the current application, who make valid points that the new house does not integrate well with the rest of the terrace and it should have been finished in matching materials as specified by the original planning permission.

I have some sympathy with these views and consider that the cladding needs to be amended to make it less discordant in appearance. I would advise you therefore that it should be removed from the ground floor at the front of the house in its entirety, while at first floor front and rear it should be replaced with tile hanging to match as originally proposed. At a push, a lighter tone of cladding may be an acceptable alternative. The cladding on the ground floor rear extension has less impact and can be retained.

Would you please submit an amended proposal with tile hanging or revised cladding colours for consideration.

Thanks

Peter Barnett

Principal Planning Officer, Development Management

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On Thu, 9 Jul 2026 at 11:55, dAscoli Design

<dascolidesign@gmail.com> wrote:

Hi Peter,

Thank you for confirming this. A separate application will be submitted for the extension at 29 Grafton Gardens.

Kind regards,

Finn

On Thu, 9 Jul 2026 at 10:40, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Finn

As it relates to a separate property it would require a separate application. If it is more than 3m deep it would not be PD, notwithstanding the non matching materials.

Regards

Peter Barnett

Principal Planning Officer, Development Management

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On Wed, 8 Jul 2026 at 15:55, dAscoli Design

<dascolidesign@gmail.com> wrote:

Hi Peter,

Apologies I was unaware of this as I wasn't the architect who originally submitted this application, I've spoken to the client and they've informed me they were planning to treat this as permitted development.

I appreciate that the material change makes it unlikely to meet permitted development requirements but is it possible to treat this within this variation of conditions or would you require a separate householder planning application?

Many thanks,
Finn

On Wed, 8 Jul 2026 at 14:24, Peter Barnett

<peter.barnett@adur-worthing.gov.uk> wrote:

Hi Finn

Thanks for the photos. I have since passed by the site and have noticed that the rear extension at the application property extends across into the neighbouring rear garden. That extension has the same finish as that for the new house.

However, there is no permission for an extension at the rear of 29 Grafton Gardens. It needs permission because of its size (in excess of 3m deep) and use of non matching materials.

Would you please confirm that a separate application is to be submitted to retain the extension at No. 29?

Thanks

Peter Barnett

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On Mon, 29 Jun 2026 at 09:25, dAscoli Design
<dascolidesign@gmail.com> wrote:

Dear Peter,

Apologies for the late reply. Yes that is correct, please see the attached photos.

Let me know if there's anything else you need.

Kind regards,
Finn

On Fri, 19 Jun 2026 at 15:03, Peter Barnett
<peter.barnett@adur-worthing.gov.uk> wrote:

Dear Finn

I note that the above application is retrospective. Please could you send me some photos of the new house showing the cladding?

Thanks

Peter Barnett

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