From: Ken Argent
Sent: 07 November 2011 12:36
To: Peter Devonport
Subject: FW: New dwelling - Rear of 10 Arundel Road (WB/10/0443/FULL): approval of conditions
Attachments: Attachments.zip; 10 Arundel Road decision notice .rtf; 08 Site, Block, Floor plans & Elevations.pdf

Peter
Thank you for the opportunity to comment upon this.

I have looked at the proposal for surface water disposal and they are adequate to discharge 6

Regards

Ken

From: Peter Devonport
Sent: 02 November 2011 12:13
To: Ken Argent; 'SU.Local.Development@westsussex.gov.uk'; Richard Small; Kathryn Adderson; 'Nuttall, David'
Subject: New dwelling - Rear of 10 Arundel Road (WB/10/0443/FULL): approval of conditions

Dear all,

Please see enclosed documents seeking to discharge the relevant conditions of the above planning permission.

These include :

- Copy of planning permission
- Copy of covering letter from agent
- Drainage and soil details
- Site access/parking/storage arrangements during construction
- Architectural details
- Controls of dust emissions
- Approved plans

Please can you advise as follows:

Ken/Dave: drainage (Note dwelling to be built to Code for Sustainable Homes level 3 any way)
Highway Authority ; Site access/parking/storage arrangements during construction
Kathryn: dust
Richard : Architectural details

Please may I have comments by 16.11.11.

Regards

Peter Devonport – Team Leader Development Control | Planning, Worthing Borough Council
Location: Portland House, Richmond Road, Worthing, BN11 1LF.
Internal: 1345 | External: (+44)01903 221345 | E-mail: Peter.Devonport@Adur-Worthing.gov.uk

Please think before you print this and save paper

Vogue



Cube



Eclipse



Ocean



Abyss

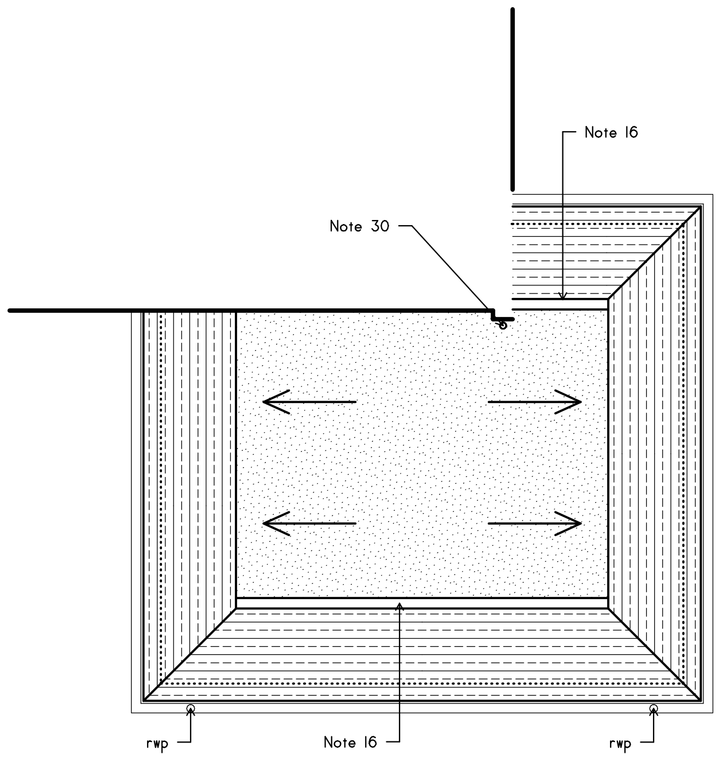


Additional glass designs

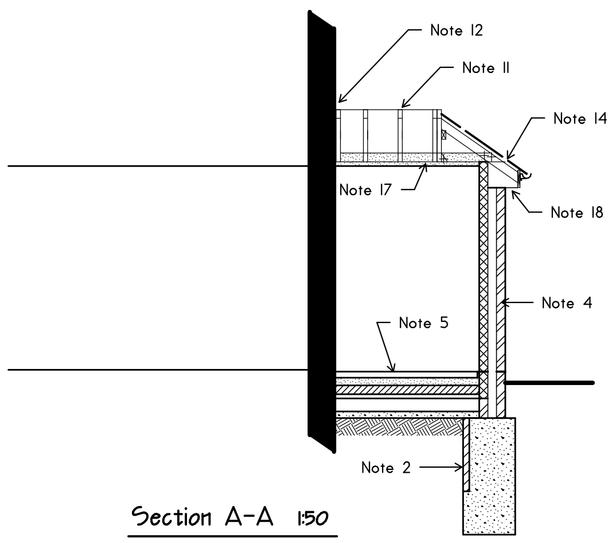
Please see page 36.



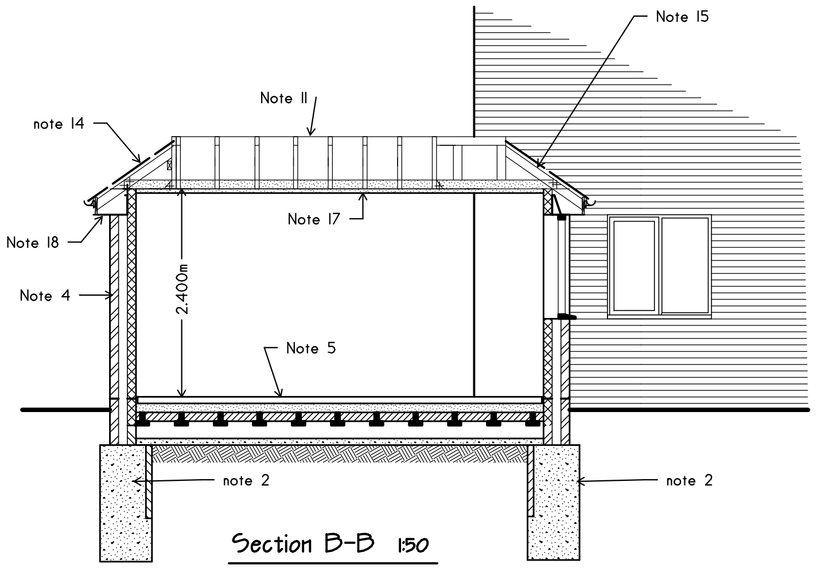
Georgian Bar | Square Lead | Diamond Lead | Obscure Glass



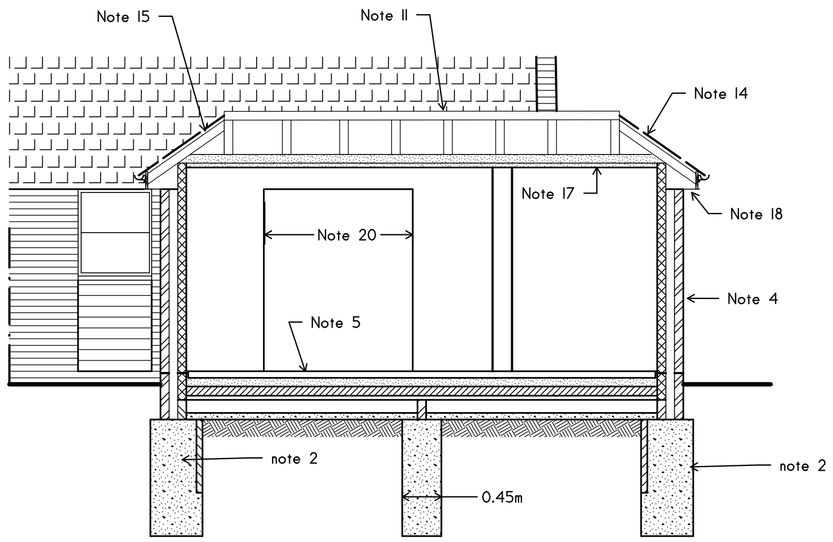
Root Layout 1:50



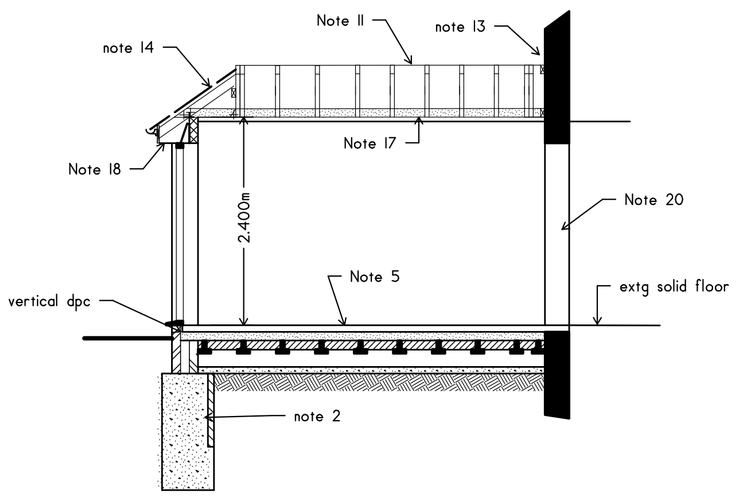
Section A-A 1:50



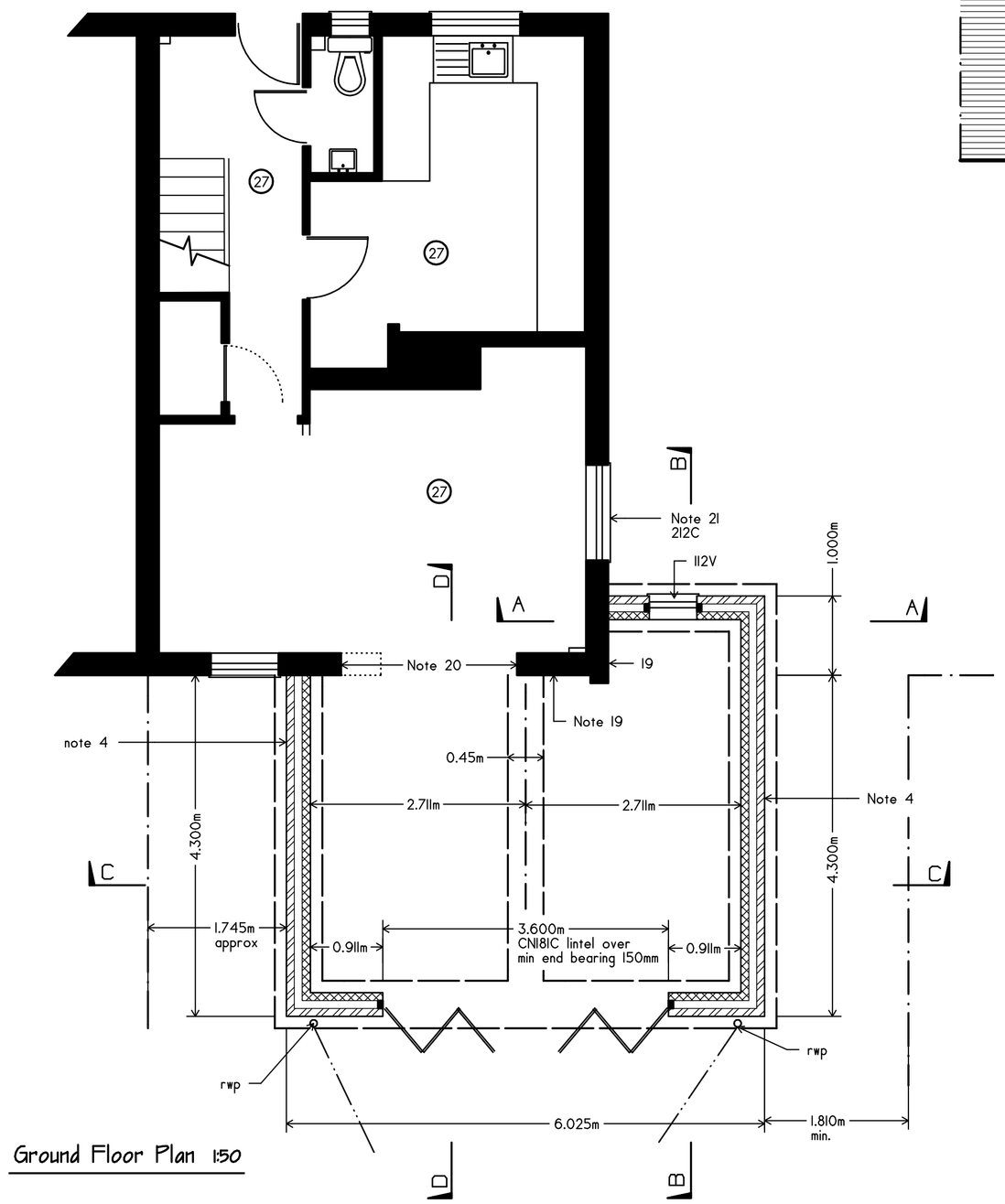
Section B-B 1:50



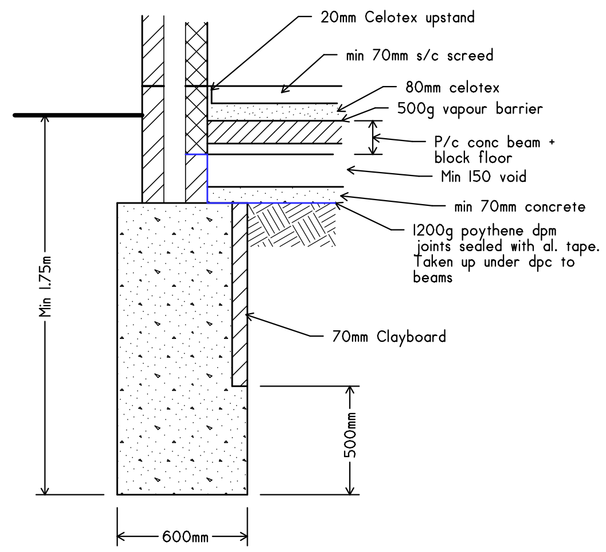
Section C-C 1:50



Section D-D 1:50

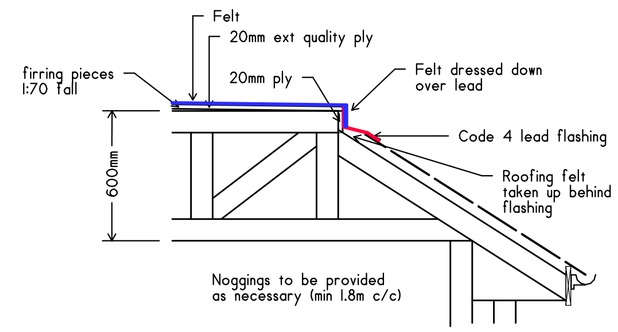


Ground Floor Plan 1:50



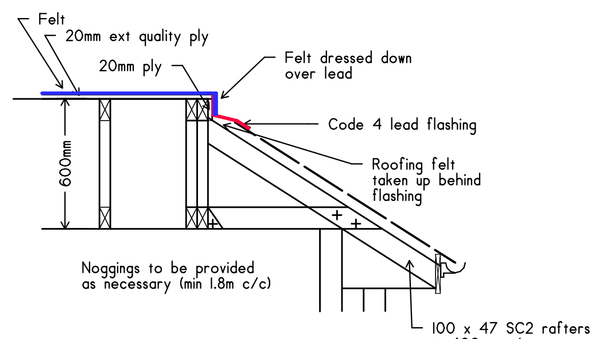
Foundation / floor detail 1:20

Notes 2 + 5 refer



Root edge detail 1 1:20

Indicative only



Root edge detail 2 1:20

Indicative only

NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C. requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

REV	DATE	DESCRIPTION
A	Sept 11	Foundations + floor spec amended. Roof pitch altered Various other minor amendments

CLIENT:

Ms. K Hollywood
26 Green Park Corner
Wivelsfield Green
RH17 7QQ

JOB TITLE:

Proposed single storey extension

At above address

DRAWING TITLE:

Construction Details

Clive C. Gibbs
BUILDING CONSULTANT

30 Coleridge Close
Goring by Sea
Worthing. West Sussex

Telephone (01903) 243741

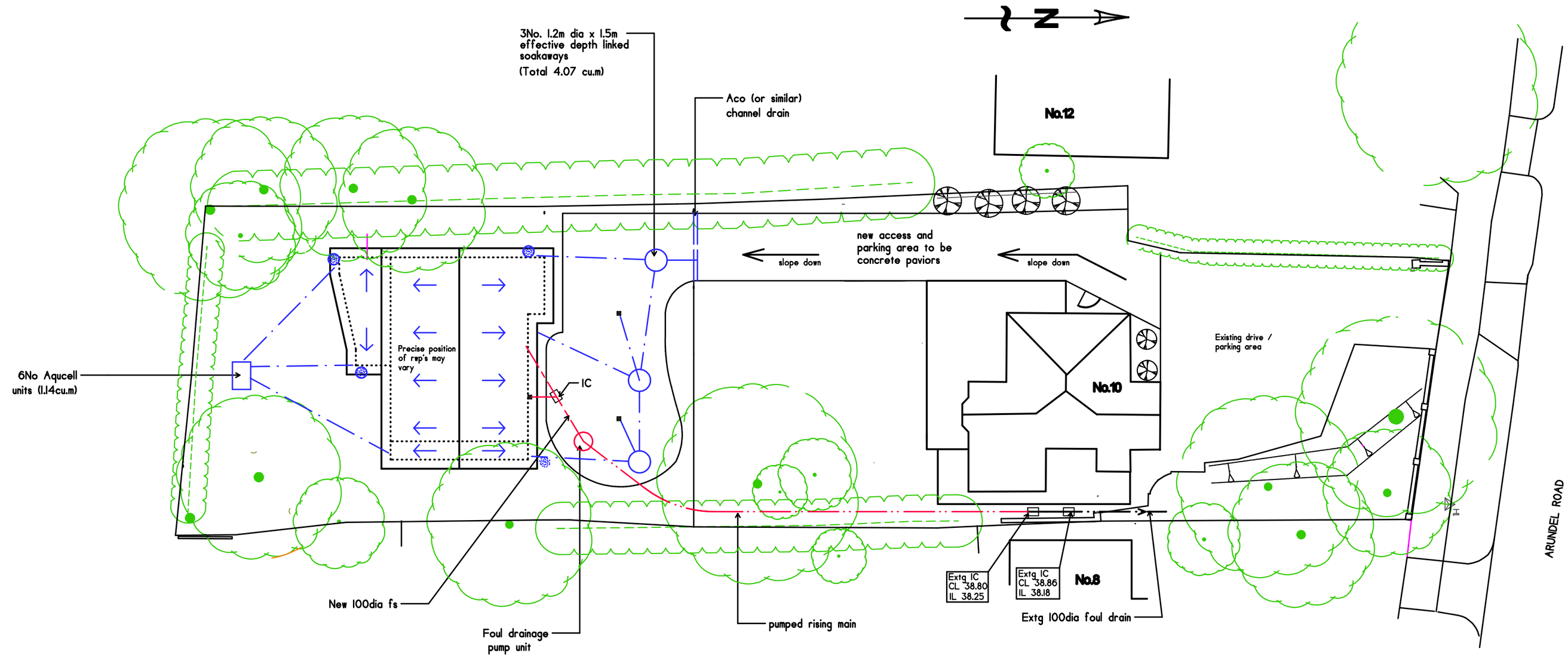
SCALE	As shown
DATE	May 11
DRAWN BY	CG
CHECKED BY	

DRAWING No. 11/1862-2

REV A

NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)



Denotes water butt

Site Plan 1:200

A2

REV	DATE	DESCRIPTION

CLIENT:

Chadwick Homes Ltd

JOB TITLE:

Proposed new dwelling

Rear of
10 Arundel Road
Worthing

DRAWING TITLE:

Drainage details

Clive C. Gibbs
BUILDING CONSULTANT

30 Coleridge Close
Goring by Sea
Worthing. West Sussex

Telephone (01903) 243741

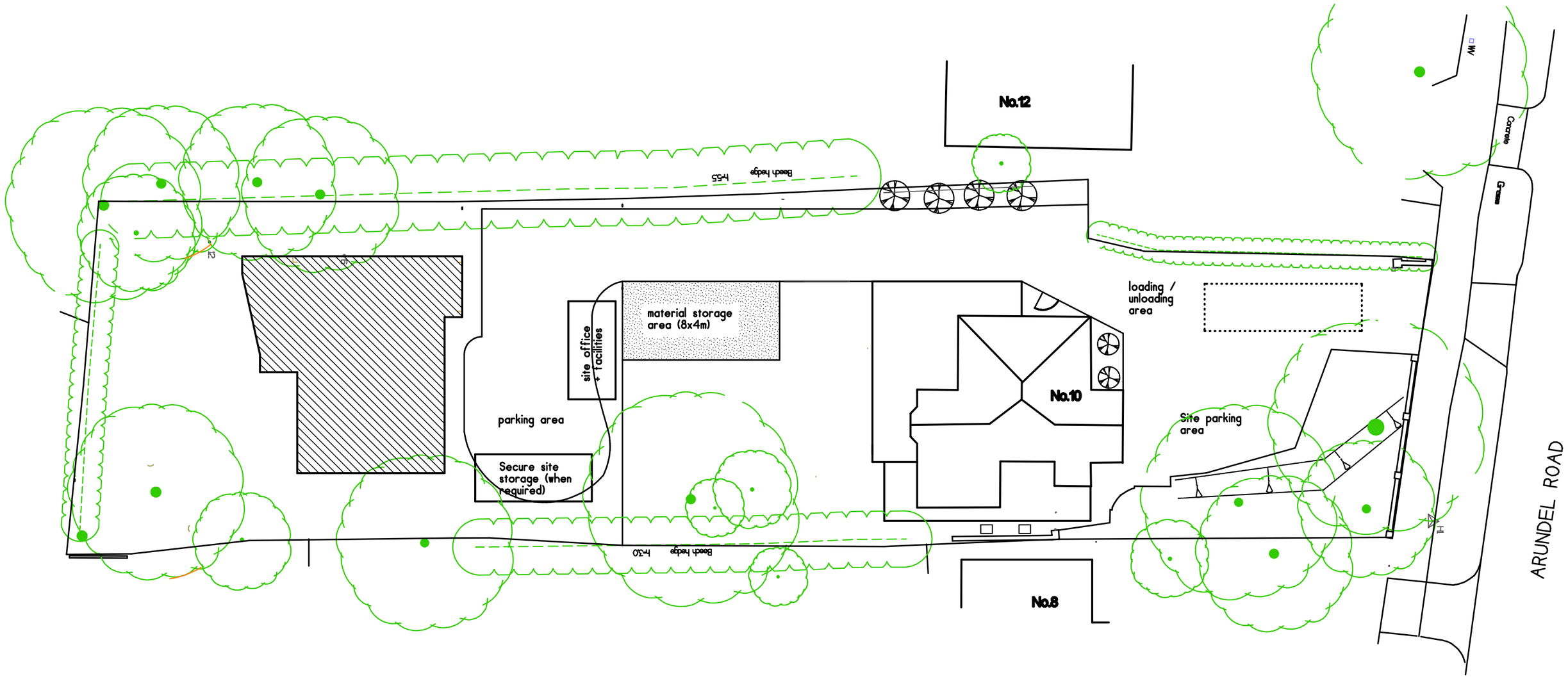
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DATE	Sept 11
DRAWN BY	CG
CHECKED BY	

DRAWING No. 11/1869-3

REV

NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)



Site Plan 1:200

REV	DATE	DESCRIPTION

CLIENT:

Chadwick Homes Ltd

JOB TITLE:

Proposed new dwelling

Rear of
10 Arundel Road
Worthing

DRAWING TITLE:

Site facilities

Clive C. Gibbs
BUILDING CONSULTANT

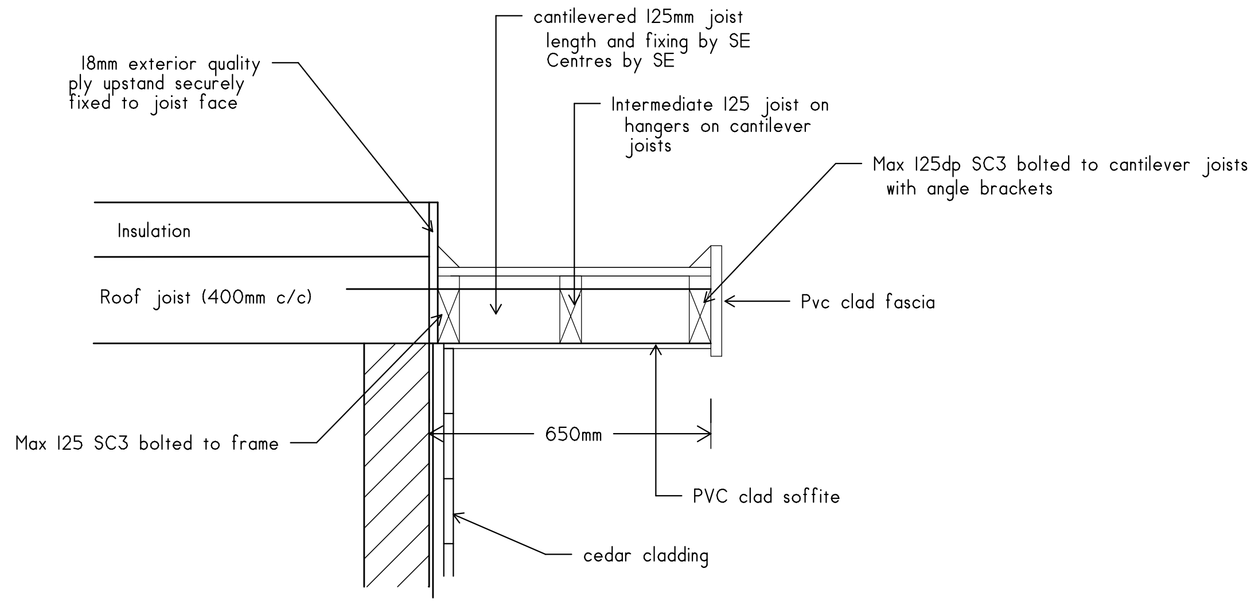
30 Coleridge Close
Goring by Sea
Worthing. West Sussex

Telephone (01903) 243741

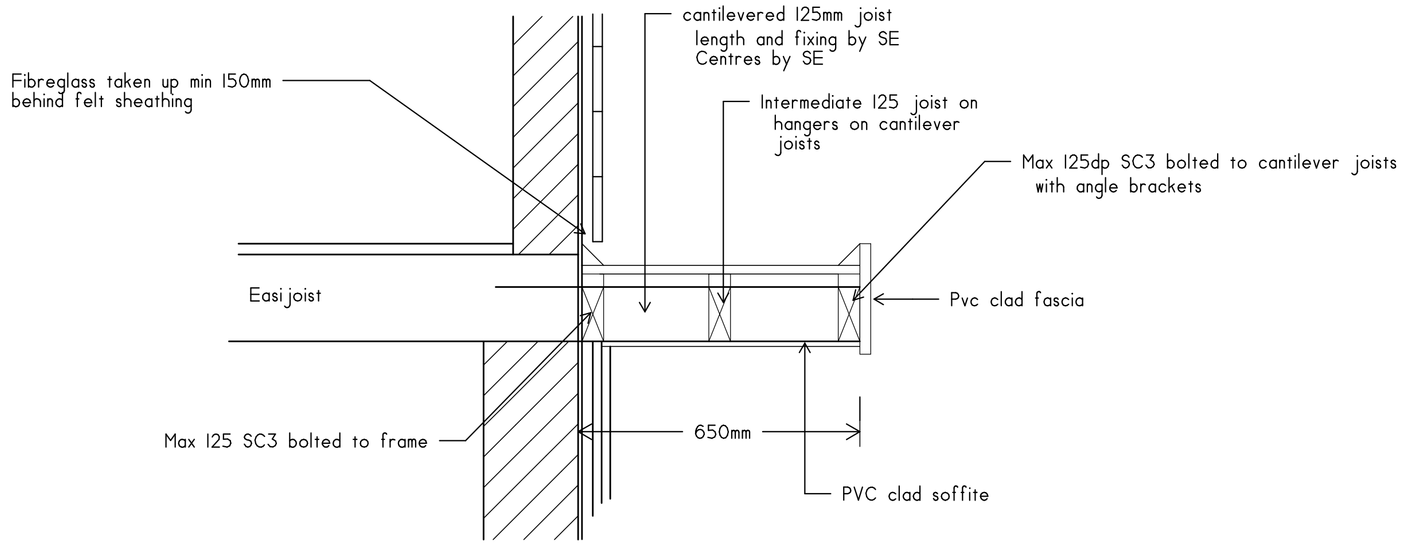
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DATE	Sept 11
DRAWN BY	CG
CHECKED BY	

DRAWING No. REV

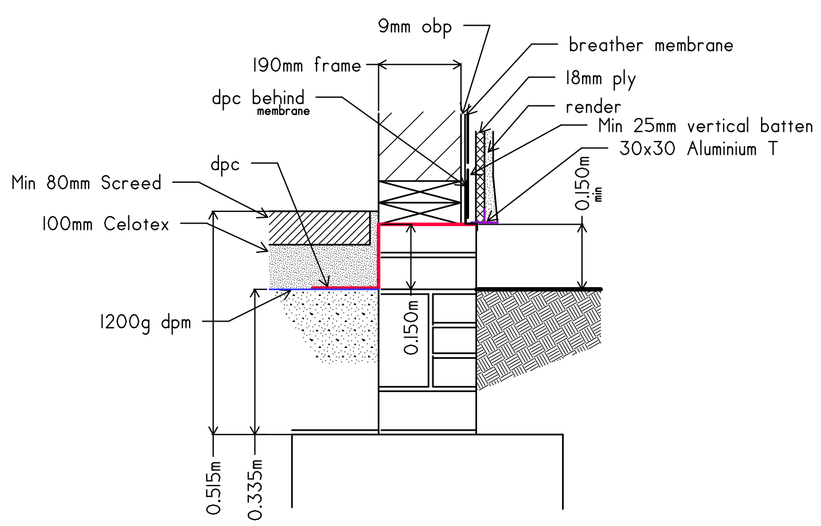
11/1869-4



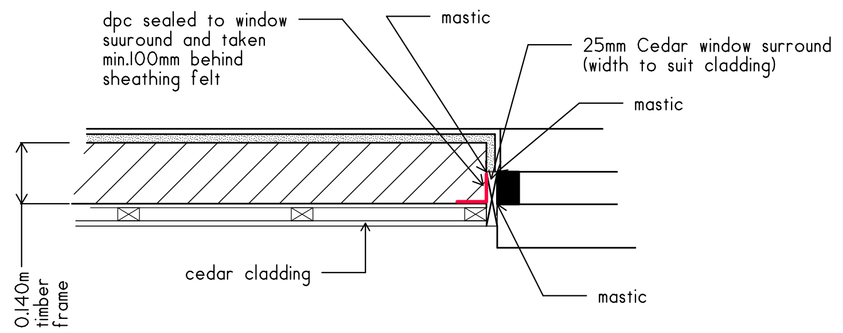
Root Gutter Detail 1:10



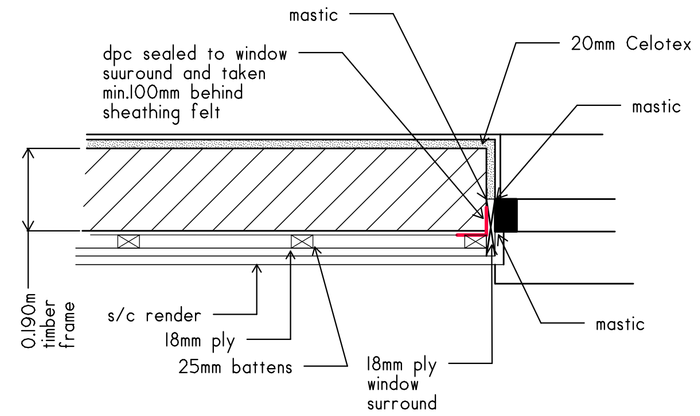
Intermediate Gutter Detail 1:10



Detail at GF slab junction 1:10



Window detail - 1st floor 1:10



Window detail - Grd floor 1:10

NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C. requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

REV	DATE	DESCRIPTION
A	Oct 11	Window details added Minor amendments

CLIENT:

Chadwick Homes Ltd

JOB TITLE:

Proposed new dwelling

Rear of
10 Arundel Road
Worthing

DRAWING TITLE:

Sections - 1

Clive C. Gibbs
BUILDING CONSULTANT

30 Coleridge Close
Goring by Sea
Worthing. West Sussex

Telephone (01903) 243741

SCALE	As shown
DATE	xx 07
DRAWN BY	CG
CHECKED BY	

A1

DRAWING No. 11/1869-17 A

REV A

Welcome to UKbifold, the UK's leading Manufacturer, Supplier & Installer of Quality Aluminium Bi Folding Doors



Technical Info

CF77 Weather Performance Test Results

Air	Class 2 (300pa)
Wind	Class B2 (800pa) Strength (1200pa)
Water	Class 5A (200pa)



Threshold Details



Flush Threshold

fast quote form

First Name

Last Name

Contact Number

E-mail Address

Project Type
Please Select

Install or Supply
Please Select

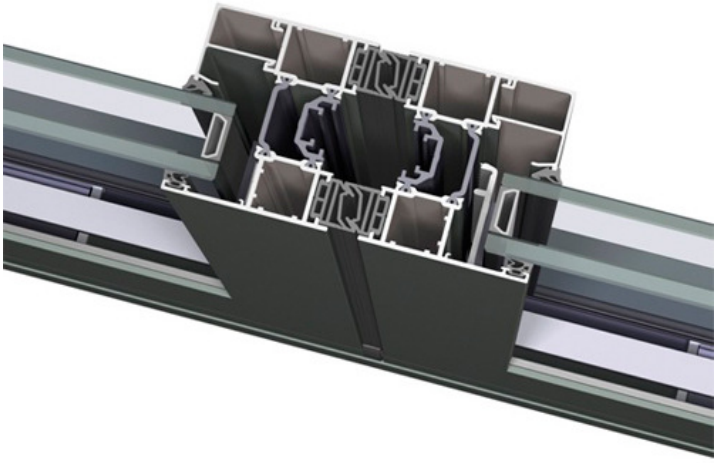
Additional comment:

SUBMIT

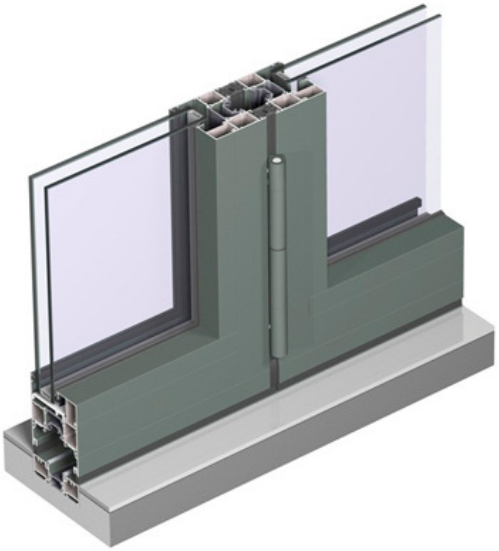


Standard Threshold - 42mm

Glass To Glass

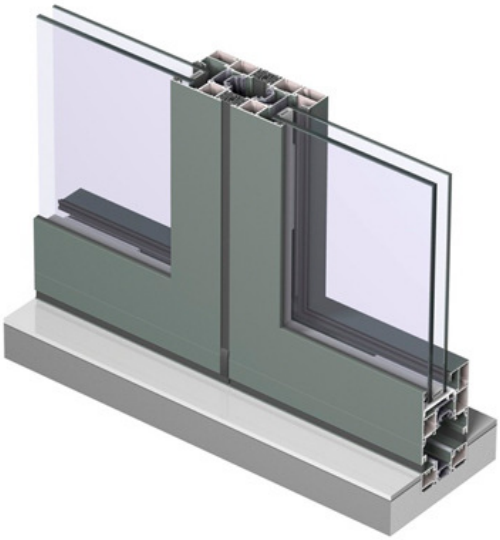


* Door Inside View



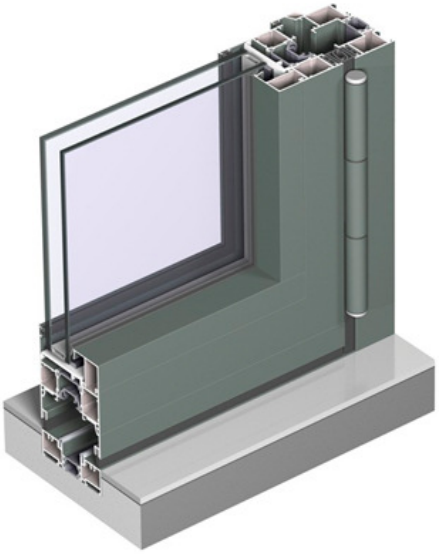
why choose uk bifold?

* Door Inside View

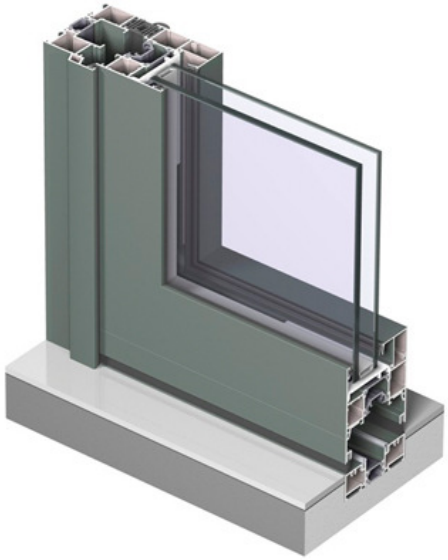


Door Outside View

Outer Frame to Glass Details



* Outer Frame & Door Inside View

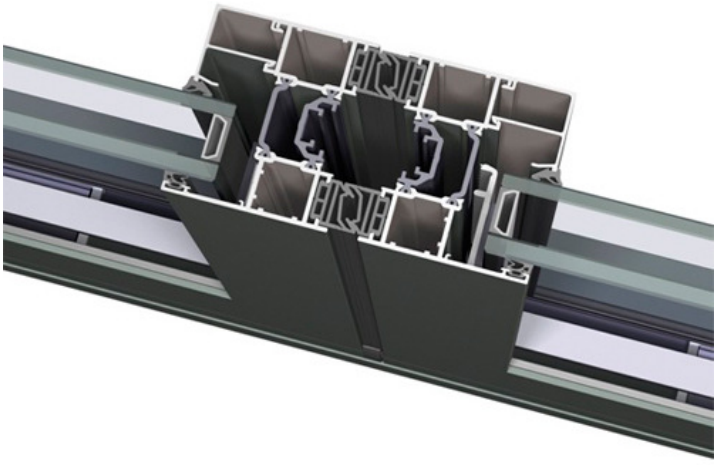


Outer Frame & Door Outside View

Roller Guide Details



Bottom Rollers Flush Threshold

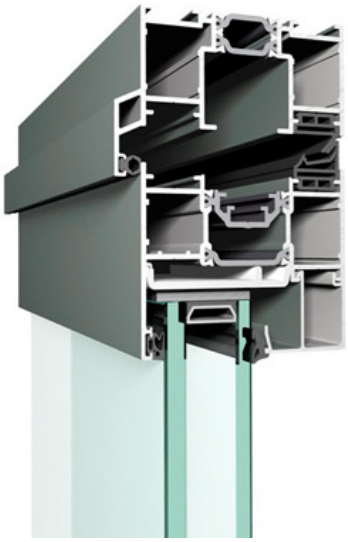


Top Guide

Head Threshold Details



Door Low threshold



Head Section Showing Captive Guide Retainer

Home | PVCu | Colour | Security | Threshold Options | Installed prices | Supply Only Prices | Installation | Contact Us | How We Make Bifolds | How Bi Folds Are Made | Latest News | Delighted Customers | Integral Blinds | Accreditations | Fast Quote Form | Privacy Policy | Links | Standard Terms and Conditions

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Web designers: Guided Creative



Heavy Duty Intermediate Hinge



Heavy Duty Non Rolling Hinge





Heavy Duty Rolling & Guiding Hardware

We Manufacture Bifold Doors

We Supply Bifold Doors

We Install Bifold Doors

Family run Business established over 12 years
A growing company with 3 locations across the UK.

Guarantee and FULL peace of mind
Comprehensive parts & labour 10 years Insurance backed guarantee for complete peace of mind (when installed by us).

Rigorously Tested
Our Doors are tested to open & close 25,000 times to withstand even the heaviest use.

Aluminium Performance
Thermally broken Aluminium with incredible strength and slim sightlines allowing individual panels of 1200mm wide x 3000mm high.
- Glass to Glass size can be as low as 144mm on our CF77 Range.
- Our very neat Flush Threshold is also available on our CF77 Range.

Security Performance
Internal Beading, Shootbolt and Cam Locking mechanism provide solid barriers against forced entry.

Manufacturing Expertise
UKbifold continually invests into the latest Robotic CNC machinery to ensure accuracy and consistent standards during its manufacturing process.

Green Benefits
Reynaers CS68 systems correspond to the BRE Global Green Guide online generic specification for a powder coated aluminium window, (profile < 0.9kg/m), double gazed' (ref. 831500023) which achieves a summary reference of 'A' within health, industrial, commercial, retail and education schemes.

Experienced Industry Trained Consultants
Not Pushy Salesman.

FREE Annual Service (Only UKbifold offer this unique)
It would not be sensible to run a car for 10 years without a service and we believe that the same is true for Bifold Doors. Our Installed prices include a yearly 20 point onsite service. Tests have proven that regular maintenance can greatly extend the life of a Bifold Door to well beyond the 10 year warranty period.

Glass Performance
Energy saving glass with a better “U” value than a typical house cavity wall. (U Value measures the rate at which heat passes through a structure, the lower the number the better insulation, a typical house wall is 1.8 W/m2/oC) our high performance glass has a general “U” value of 1.2 W/m2/oC

Paint Performance
Powder coated using “Coatex” which in official tests proved 65% more scratch resistant than standard powder lacquer. We offer three standard colours from stock and 400 other top quality colours available.

Installation Expertise
Industry leading installation Quote to Completion times (Typically two weeks for standard doors). With thousands of successful installations already completed you can be sure that your project will be completed in a very professional and friendly manner.

Speed Of Quote
Quotes prepared and returned within 1 hour of receipt. We value every quote we receive and you can be assured of our best attention throughout the process. Click here for a quote and free buying guide.

Chadwick Homes Ltd
Reflections
Fir Tree Lane
West Chiltington
West Sussex
RH20 2RA

01798 812701
0789 9877316

Worthing Borough Council
Portland House

29th September 2011

For the attention of Mr Peter Devonport.

Dear Mr Devonport.

Application number WB/10/0443/FULL

Further to our recent telephone conversation regarding the "Green Wall" I would like to submit my reasons on why this wall should not be installed on this house.

1) Firstly I do not feel this wall should be called "Green" but rather "Living" as I hope will become clear in the content of this letter. Indeed on a manufacturer's web site www.biotecture.uk.com/services. they do not overly push the green credentials.

2) This living wall needs a pumped drip feed irrigation system which is likely to affect the surrounding cedar cladding over a period of constant dampness. The wall also requires a plant room for the pump and nutrient dosing equipment. As you know this is a small site and do not know where this room could be situated.

3) The wall requires regular maintenance by specialists who at every visit will be required under Health and Safety regulations to erect a scaffold tower to prune and take care of it. This will not be straight forward job due to the ground floor overhang at ceiling height and the first floor wall being set back and therefore will be more expensive for the home owner. Furthermore transporting the scaffolding from the nearest company that would do this work, who are based on the other side of Chichester, on at least four occasions a year would negate any gain in Co2 reduction the wall would provide.

4) This wall is approximately 4 meters from the boundary. The boundary being a large hedge means the actual distance between the hedge and the wall is nearer 3 meters. The ground floor wall is 3.3 meters from the boundary and therefore only 2.3 meters from the hedge. When you include the overhang at ground floor gutter height the owner is not going to be able to see much of his wall. I feel the lack of visibility for the owner and the cost of

Chadwick Homes Ltd
Reflections
Fir Tree Lane
West Chiltington
West Sussex
RH20 2RA

01798 812701
0789 9877316

maintenance of something he cannot enjoy will lead him to neglect the wall which will then just die.

5) It is true that the neighbour will be able to see the property through the very tall hedge for around 4 months of the year. If the wall is not maintained he will view an unsightly tangle of dead vegetation and the structure of the wall itself or if we continue the cedar cladding around the side of house he will see though the bushes a natural wood finish to the first floor which I feel is better. As you know the neighbour was involved in submitting an application on his land for a dwelling and therefore must not be too worried about his views.

6) The original idea for the wall was proposed by the applicant who may have looked after such a wall if he had lived in the house as was his intention. As he has now sold the land there is no guarantee that the next owner will have such green credentials even if they were misplaced.

In this situation I honestly do not feel the wall is a feasible option. However, the suggestion that you raised about growing ivy up the ground floor wall makes better sense. The rendered wall which would have been visible to the neighbour during winter will be camouflaged and the first floor will be clad in cedar and blend in somewhat with the hedge.

I hope you therefore agree with my thinking that we dispense with the wall and probably end up with a better solution all round. Can I kindly ask you to look at this at your earliest convenience as we are hoping to commence construction of the frame very shortly?
If you wish to discuss anything on this matter it is best to call me on my mobile.

Yours sincerely

Josh Chadwick
Director

Chadwick Homes Ltd
Reflections
Fir Tree Lane
West Chiltington
West Sussex
RH20 2RA

01798 812701
0789 9877316

Registered in England company no. 4969446 Registered office: 45 City Road, Chester, Ch1 3AE
VAT registration no: 861371036

New dwelling - Rear of 10 Arundel Road (WB/10/0443/FULL)

Planning conditions:

Condition 1 (Time scale)	Noted
Condition 2 (1st floor windows) -	Noted
Condition 3 (Code Level 3)	Therm Energy Ltd have been appointed as accredited assessors for Code Level 3
Condition 4 (parking + turning)	Noted
Condition 5 (screening)	Noted
Condition 6 (Surface water)	Refer to soil survey, calculation sheet and drawing no.1869-3
Condition 7 (architectural details)	Refer to dwg 1869-2a for elevations
7a - Doors	Front door to be Rockdoor "Vogue Cube" See attached brochure Bifold doors to be grey (RAL 7016) aluminium double glazed units by Ukbifold ltd. (coloured sample to be delivered to you) Refer to attached technical information
7b - Windows	To be grey (RAL 7016) uPvc double glazed units (coloured sample to be delivered to you) Refer to Rehau brochure for details Refer to dwg 1869-17A for installation detail
7c - Eaves overhang	Refer to drawing 1869-17A
7d - Green wall	Refer to attached letter.
Condition 8 (access visibility)	Noted
Condition 9 (temporary parking)	Noted
Condition 10 (materials (walls etc)	Walls below 1st floor level are to be s/c render decorated white Cladding to 1st floor is to be cedar shiplap - a sample will be delivered to your office shortly. Roofs are to be finished with grey fibreglass.
Condition 11 (temp bldings/material storage)	Refer to drawing 1869-4

Condition 12 (outbuildings)	A planning application is to be made for a cycle / tool storage shed (reqd to comply with Code level 3)
Condition 13 (dust)	There is no demolition work involved in this development The dwelling is to be completely constructed of timber - no blockwork or masonry involved - therefore any dust will be minimal. A hose fitted with a spray will be permanently available to be used to dampen down as and when necessary
Condition 13 (wheel washing)	Any traffic leaving the site will only have driven on the existing hard surface. All material to be removed from site will be stockpiled adjacent to the loading area. All material deliveries will be offloaded adjacent to the existing driveway and then transported by site vehicles to the material storage areas previously indicated A hosepipe is to be permanently available at the entrance to the site should the need arise.
Condition 14 (working hours)	Noted
Condition 15 (planting)	Noted
Condition 15 (hard landscaping)	New access drive and parking / turning area to be finished with concrete block paviors. A sample will be delivered to your offices shortly
Condition 15 (boundary treatment)	Existing fences etc. to be retained and repaired as necessary
Condition 16 (approved drawings)	Minor alterations to the fenestration have had to be made for structural and practical reasons - see attached drawing no.1869-2A
Condition 17 (contamination)	Noted

2. PVC-U WINDOW SYSTEMS

2.1 CASEMENT WINDOWS – REHAU S706 70MM



Key Characteristics

- Ideal replacement for British timber casement windows due to 70mm depth
- Choice of chamfered profiles using REHAU S706 or fully sculptured using the REHAU Edge system
- Optional aesthetic features include run through sash horns, arched head inserts, clip-on georgian bars and low level glazing beads and gasket
- Available with or without integral gaskets
- French window style available
- Compatible with fully reversible, entrance doors, in-line tilt/slide patio and Multi-Fold doors
- Can be incorporated into conservatory designs
- Full range of supplementary profiles available to suit all installation requirements
- Able to achieve a BFRC 'A' Rating with standard and full reinforcement.

Appearance

- Available in White, Mahogany, Rosewood and Golden Oak on White, Mahogany, Rosewood and Golden Oak both sides as standard
- For other non-standard laminate options and the range of RAL colours available using our Acryl II colour system please refer to page 46.

Reinforcement

- Totally separate reinforcement chambers in profiles enables galvanised steels to be inserted for additional strength when required
- For more information please consult our Reinforcement Guidelines ref. 700.620E. and 706.695EN.

Insulation

- Complies with the requirements of the Building Regulations covering Conservation of Fuel and Power - Part L (England and Wales) and Part J (Scotland) when glazed using the correct type of sealed unit
- Can achieve an enhanced thermal performance through using the REHAU patented thermal sleeve*
- Sound insulation is dependent on glazing specification. For more information please consult one of our Commercial Sales Managers.



1

1 Patented Thermal Sleeve.

REHAU S706 Approvals
- BS EN 12608 (BS 7412) KM 13358
- BS 7950 KM 76189
- PAS 23/24 KM 66461
- BBA Report No's 1108 and 1309

Fittings and Hardware

The REHAU S706 and REHAU Edge systems can accommodate:

- A wide range of friction stays including egress hinges
- Both espagnolette and shootbolt locking mechanisms
- Manufacturers recommendations on maintenance should be followed.

Glazing

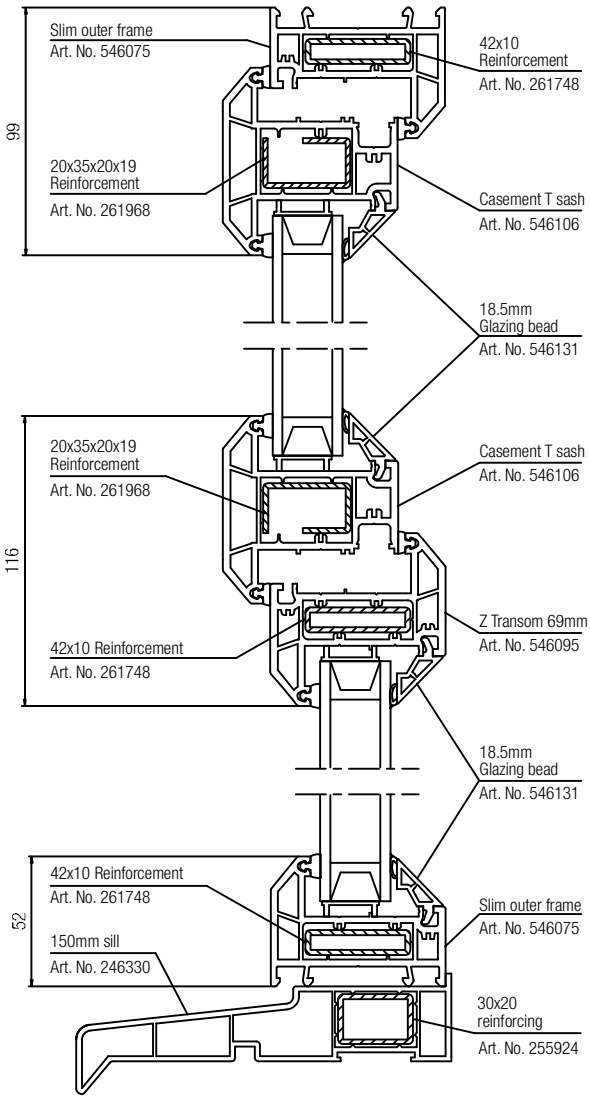
- 4mm to 42mm double glazing
- Internal or external glazing
- Dry glazing with glazing bead and gasket or a co-extruded glazing bead
- Low level glazing option available
- A security glazing gasket can be used for extra security.

		Outward opening side hung			Outward opening top hung		
Maximum Sash Sizes		**Maximum**			**Maximum**		
Sash	Finish	WxH cm	m²	kg	WxH cm	m²	kg
Sash Z	White	90x150	1.28	40	120x120	1.44	40
Sash T	White	90x150	1.28	40	120x120	1.44	40
Sash Z	Coloured/Foiled	90x150	1.28	40	120x120	1.44	40
Sash T	Coloured/Foiled	90x150	1.28	40	120x120	1.44	40

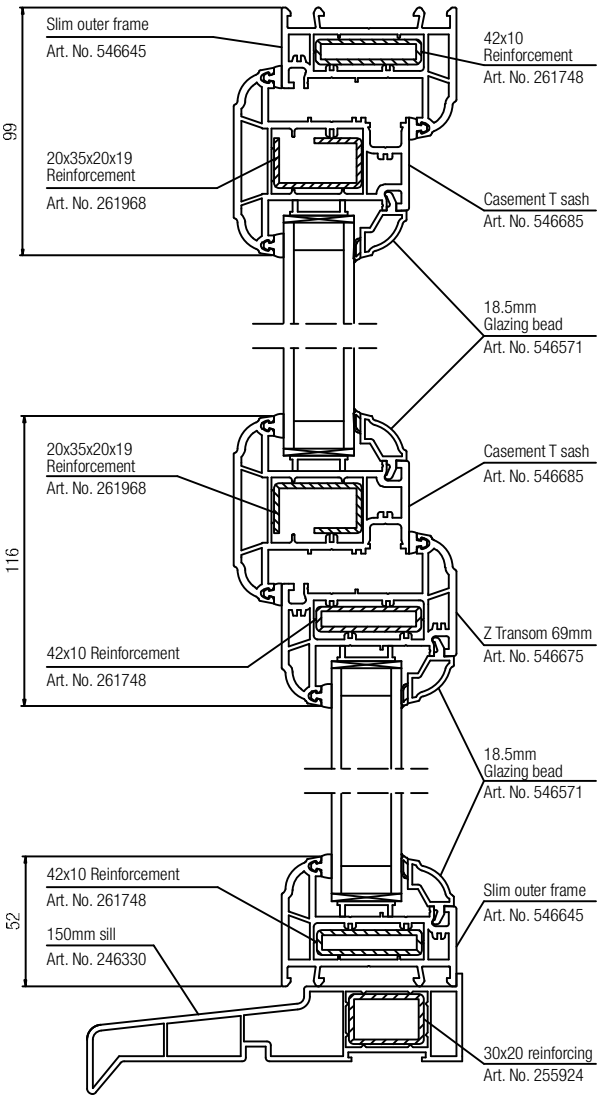
These sizes are for guidance only and are dependent on fittings and hardware used.
Please consult REHAU for more detailed information.

* See BFRC Guide Energy Efficient windows and doors for further information

70mm Casement window - S706
Internally beaded chamfered sash



70mm Casement window - REHAU Edge
Internally beaded sculptured sash



DETAILED DRAWINGS ARE AVAILABLE ON REQUEST

REHAU S706 70MM

CASEMENT WINDOWS



Proposed new dwelling - rear of 10 Arundel Road

Soakaway Calculations

From Terratec soakage test graph

1m dia x 1m deep* ring soakaway : Volume 0.79m³ Area drained 70m²
Storage volume reqd = 0.011m³ per m²

1.5m dia x 1.5m deep* ring soakaway : Volume 2.65m³ Area drained 200m²
Storage volume reqd = 0.013m³ per m²

* effective depth

Assuming worst case (Storage volume reqd = 0.013m³ per m²)

Driveway -	90.61m²
Parking / turning area	96.83m²
Front roof area	54.86m²

	242.3m² x 0.013 = 3.15m³

18 aquacell HD units = 3.42m³

3 linked 1.2dia x 1.2m effective depth = 4.07m³

Rear roof area 67.48m² x 0.013 = 0.88m³

6 Aquacell lite units = 1.14m³

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CONSULTING CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS

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DIRECTOR
D.J.THORPE

PHONE & FAX
01273 517020

Home Lodge, Piddinghoe Mead, Lewes Road, Newhaven, East Sussex, BN9 9RN
Reg. No. 6047143 **Vat No. 902 1140 89**

Mr. P. Skelding,
10 Arundel Road,
WORTHING,
West Sussex,
BN3 3EG.

22 April 2009.

FSK/KLT/347.

Dear Mr. Skelding,

RE: GEOTECHNICAL REPORT FOR PROPOSED NEW HOUSE AT 10 ARUNDEL ROAD, WORTHING.

As instructed we have undertaken a geotechnical assessment at the above site, and we present below our findings and conclusions:-

THE SITE.

* The records of The British Geological Survey indicate that the site is founded on The Older Head Deposit over The Upper & Middle Chalk. Head is a drift deposit formed of local materials by the action of solifluxion. This is a process in which water acts as a soil particle lubricant rather than as an agent of transportation.

* The site consists of part of the rear garden of no.10 Arundel Road. There are beech hedges along the boundies,and there are also a couple of birch trees and a small leylandii tree. These are indicated on drg. TT/347/1.

THE FIELDWORK & TESTING.

* In order to investigate the subsoil we sank 3no. boreholes in the locations shown on drg. TT/3147/1.

* We measured the shear strength of the subsoil at frequent intervals using a dynamic penetrometer. The results are given on the borehole logs.

* The insitu Californian Bearing Ratio was measured at 4no. locations along the proposed access driveway.

* General samples of the subsoil were recovered at various depths and sealed in plastic bags for later examination and testing.

* In all three of the boreholes we conducted a BRE.151 type soakage test.

* All general samples were tested for moisture content, and selected samples were tested for index properties, sulphate content, and pH.

* The site, and all of the samples, were carefully examined for any signs of contamination using visual and olfactory methods.

* The site and it's environs were inspected for signs of phytotoxicity.

THE FINDINGS.

* All of the boreholes encountered similar subsoil conditions consisting of a stiff mid brown sandy clay containing flints down to between 550mm. and 1.10m. deep. This was The Older Head Deposit.

* Below this we found a very dense flint layer about 300mm. thick over the dense to very dense chalk and flint.

* We did not find any groundwater seepages our fieldwork, but it should be noted that this could change at other times.

* The BRE.151 type soakage times were found to be 32 minutes and 48 minutes.

* All of the moisture content results were about normal for the types of strata found in this kind of location.

* The index test results show that the sandy clay subsoil will have a very low susceptibility to volume change with change in moisture content. The chalk and flint will not be susceptible to moisture loss shrinkage.

* The sulphate results were all very low, and the pH values were alkaline.

* No signs of any contamination were seen on site, or in the subsoil samples. We did not detect any signs of phytotoxicity.

DISCUSSION.

* Conventional trench fill or strip foundations will be quite suitable at this site. We recommend an overall depth of 1.20m. for the footings.

* We calculate the minimum allowable increase in bearing pressure at 1.20m. to be 165kN/m2. and therefore 450mm. or 600mm. wide foundations will be satisfactory.

* W recommend that the small leylandii tree is removed as it will have a high water uptake. It will probably have to be removed to make way for the access driveway.

* We recommend that the access driveway is designed using a CBR. of 6%. The subsoil will only have a low frost heave susceptibility.

* As the footings will not be over 1.5m. by virtue of the shrinkability, the ground floors may be built of solid construction, if desired.

* Excavations should stand up in the short term, but wet weather could adversely affect the stability. Men should not be sent down unsupported excavations unless the site foreman considers it safe to do so.

* The test results show that no special precautions need be taken against sulphatic and/or acidic attack on buried concrete at this site.

* If soakaways are required for surface water drainage we recommend that they are designed using the attached BRE.151 graph (drg. TT/3146/2), and a soakage figure of 100 minutes.

* Map no.5 from BRE.211(2007), shows that the site is just inside the area where Radon Gas emissions could occur, and a gas protection membrane will be required.

If you have any questions, please contact me.

Yours sincerely,

Frank Kefford

F. S. KEFFORD, Chartered Engineer.

2 copies posted to Tony Rogers.

Ordnance Survey®

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Outlet User**
Serial number: 00031900
Centre coordinates: 512678 105750

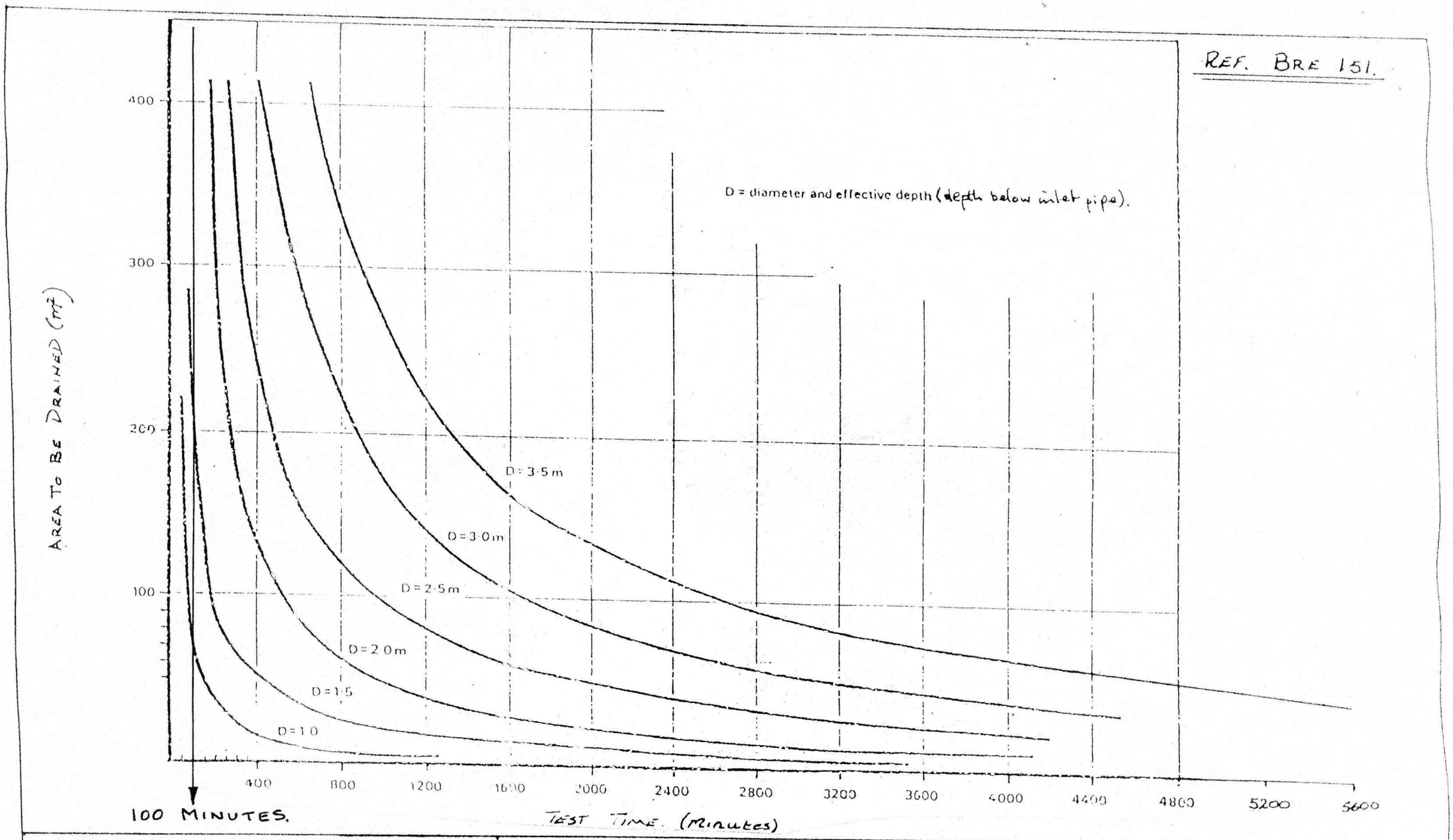
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

10 Arundel Road, Worthing, West Sussex.

TT/3147/1 1/1250

BOREHOLE LOCATIONS.
CBR LOCATIONS.

REF. BRE 151.



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F.S.KEFFORD
C.ENG, MIHT, MICE
MOBILE: **07808 061800**
D.J.THORPE
ASSOCIATE

CLIENT: MR. P. SKELDING.
DRAWING NUMBER: TT/3147/2.
TITLE: 10 ARUNDEL ROAD, WORTHING. GRAPH TO DETERMING SIZE OF SOAKAWAY FROM PERMEABILITY TEST TIME OF DRAINED AREA.
DATE: APRIL 2009
SCALE: NTS
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Home Lodge, Piddinghoe Mead, Lewes Road, Newhaven, East Sussex BN9 9RN

BOREHOLE RECORD

TERRATEC S.I. Ltd

Consulting Civil, Structural and Geotechnical Engineers

SCHEME 10 ARUNDEL ROAD, WORTHING.

CLIENT MR. P. SKELDING.

BOREHOLE 1

Grid Ref

Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thick-ness	Legend	Description	γb Mg/m³	m/c %	N	c KN/m²
				0.00		0.20		TOPSOIL.				
				0.20		0.35		Stiff sandy CLAY with FLINTS and CALCITE				
				0.55		0.25		Very dense FLINT LAYER.				
0.70	M	1		0.80						12.63	30/50	
	B	2										
1.00	M	3								13.78	110/50	
	B	4										
1.30	M	5				1.20		Dense to very dense FLINTS & CHALK.		13.29	80/50	
	B	6										
1.60	M	7								13.28	65/50	
	B	8										
2.00	M	9		2.00				EOBH.			40/50	

DRILLING					GROUNDWATER							
Type	From	To	Size	Drill Fluid	Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
MACK. PROBE	0	2.00	55	None	No	HOLE DAMP	No					

REMARKS BRE. 151 type test time = 32 min.

Start Date 06-04-09

Finish Date 06-04-09

Logged by F.S.K.

BOREHOLE RECORD

TERRATEC S.I. Ltd

Consulting Civil, Structural and Geotechnical Engineers

SCHEME 10 ARUNDEL ROAD, WORTHING.

CLIENT MR. P. SKELDING.

BOREHOLE 2

Grid Ref

Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thick-ness	Legend	Description	γ_b Mg/m^3	m/c %	N	c KN/m^2
				0.00		0.20		TOPSOIL.				
				0.20		0.45		Stiff sandy CLAY with FLINTS and CALCITE.				
0.60	M	1								17.62	125/50	
	B	2		0.65		0.35		Very dense FLINT LAYER.				
0.85	M	3								11.61	40/50	
	B	4		1.00		1.00		Dense to very dense FLINTS & CHALK.				
1.15	M	5								13.82	100/50	
	B	6										
1.45	M	7								13.31	45/50	
	B	8										
2.00	M	9		2.00			EOBH.				35/50	

DRILLING					GROUNDWATER							
Type	From	To	Size	Drill Fluid	Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
MACK. PROBE	0	2.00	55	None	No	HOLE DAMP	No					

REMARKS BRE. 151 type test time = 48 min.

Start Date 06-04-09

Finish Date 06-04-09

Logged by F.S.K.

BOREHOLE RECORD

TERRATEC S.I. Ltd

Consulting Civil, Structural and Geotechnical Engineers

SCHEME 10 ARUNDEL ROAD, WORTHING.

CLIENT MR. P. SKELDING.

BOREHOLE 3

Grid Ref

Sheet 1 of 1

SAMPLING				STRATA					PROPERTIES			
Depth	Type	No	Rec	Depth	Level	Thick-ness	Legend	Description	γ_b Mg/m^3	m/c %	N	c KN/m^2
				0.00		0.20		TOPSOIL.				
				0.20				Stiff sandy CLAY with FLINTS and CALCITE.				
0.70	M	1				0.90				17.77	12/50	
	B	2										
1.00	M	3								17.58	8/50	
	B	4		1.10								
1.15	M	5				0.25		Very dense FLINT LAYER.				
				1.35								
1.45	M	6								13.42	100/50	
	B	7						Dense to very dense FLINTS & CHALK.				
1.75	M	8				0.95					60/50	
2.30	M	9		2.30							40/50	
							EOBH.					

DRILLING

Type	From	To	Size	Drill Fluid
MACK. PROBE	0		55	None

GROUNDWATER

Struck	Behaviour	Sealed	Date	Time	Depth Hole	Depth Casing	Depth Water
No	HOLE DAMP	No					

REMARKS BRE. 151 type test time = 39 min.

Start Date 06-04-09

Finish Date 06-04-09

Logged by F.S.K.

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CONSULTING CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS

SITE 10 ARUNDEL ROAD, WORTHING. CLIENT MR. P. SKELDING.

DATE APRIL 2009 REF 3147.

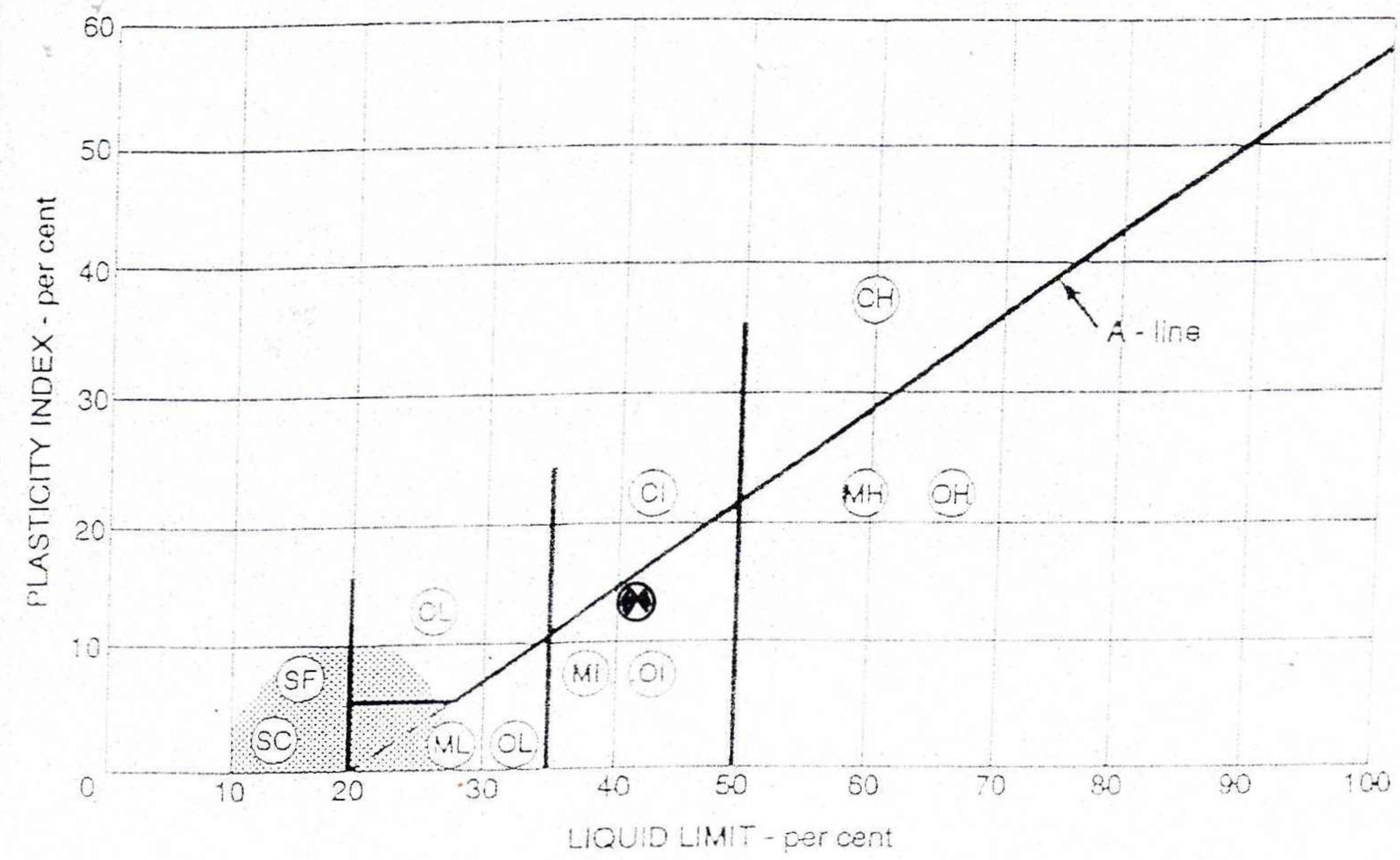
SUMMARY OF LABORATORY TEST RESULTS

GENERAL SOIL TESTS

Borehole /Sample	Depth	Moisture Content	Liquid Limit	Plastic Limit	Plasticity Index	Light, Heavy, Vibrating Compaction			C.B.R. Test				Vane Test	Chemical		Organic Content	Angle of Repose	Description of Sample
						Bulk Density	Optimum m/c	Max Dry Density	Bulk Density	Optimum m/c	Dry Density	C.B.R. Value IN SITU		PH Value	SO_4			
	m	%	%	%	%	Mg/m^3	%		Mg/m^3	%	Mg/m^3	%	kN/m^2		%	%	deg.	
1/2	0.70	12.63																FLINT LAYER.
1/4	1.00	13.78												8.8	0.06			FLINT & CHALK
1/6	1.30	13.29																- " -
1/8	1.60	13.28																- " -
2/2	0.60	17.62	41	28	13									7.7	0.07			Sandy CLAY.
2/4	0.85	11.61																FLINT LAYER.
2/6	1.15	13.82																FLINT & CHALK
2/8	1.45	13.31																- " -
3/2	0.70	17.77	44	30	14									7.4	<0.05			Sandy CLAY
3/4	1.00	17.58	39	28	11									7.6	0.06			- " -
3/7	1.45	13.42																FLINT & CHALK.
A	0.30											5.0						
B	0.30											6.0						
C	0.30											6.0						
D	0.30											5.5						

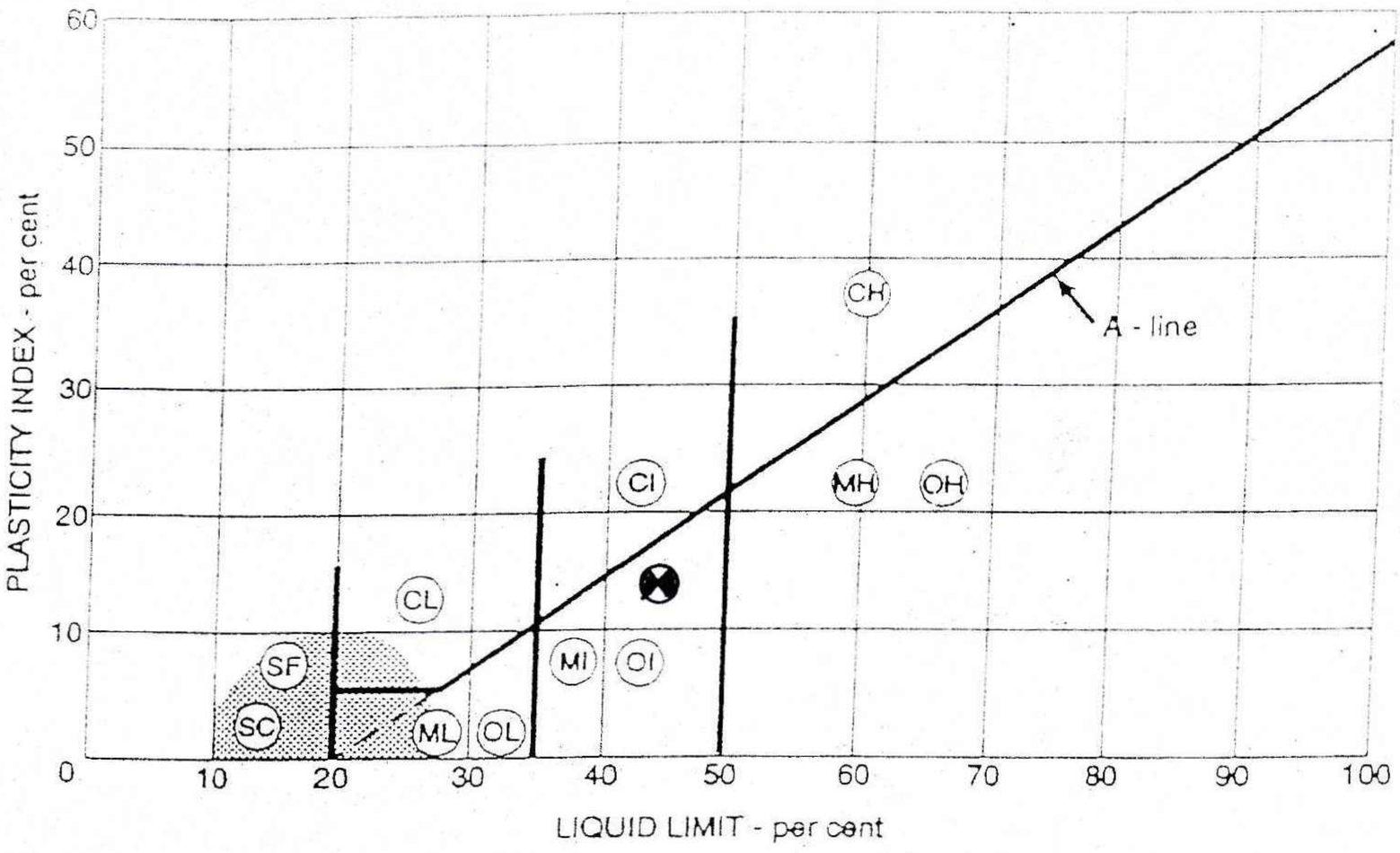
REMARKS

F.S. Keffard



SAMPLE: BH. 2/2

DESCRIPTION Sandy CLAY



SAMPLE: BH. 3/2

DESCRIPTION Sandy CLAY

MAIN SOIL TYPE		PREFIX
Coarse-grained soils	gravel	G
	sand	S
Fine-grained soils	silt	M
	clay	C
	organic silts and clays	O
Fibrous soils	peat	Pt

CLIENT MR. P. SKELDING.	DATE APRIL 2009.	REF: 3147
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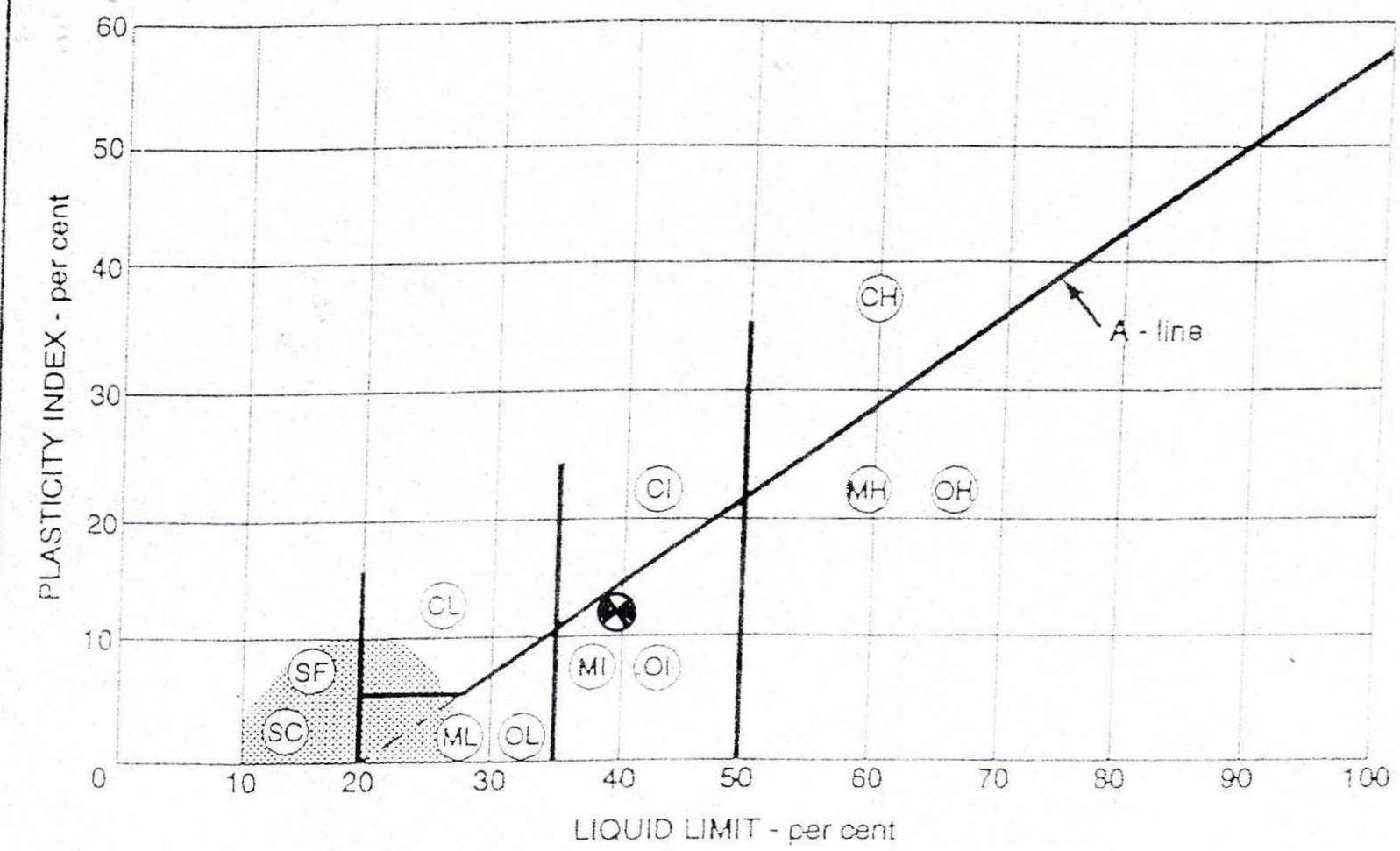
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ASSOCIATE

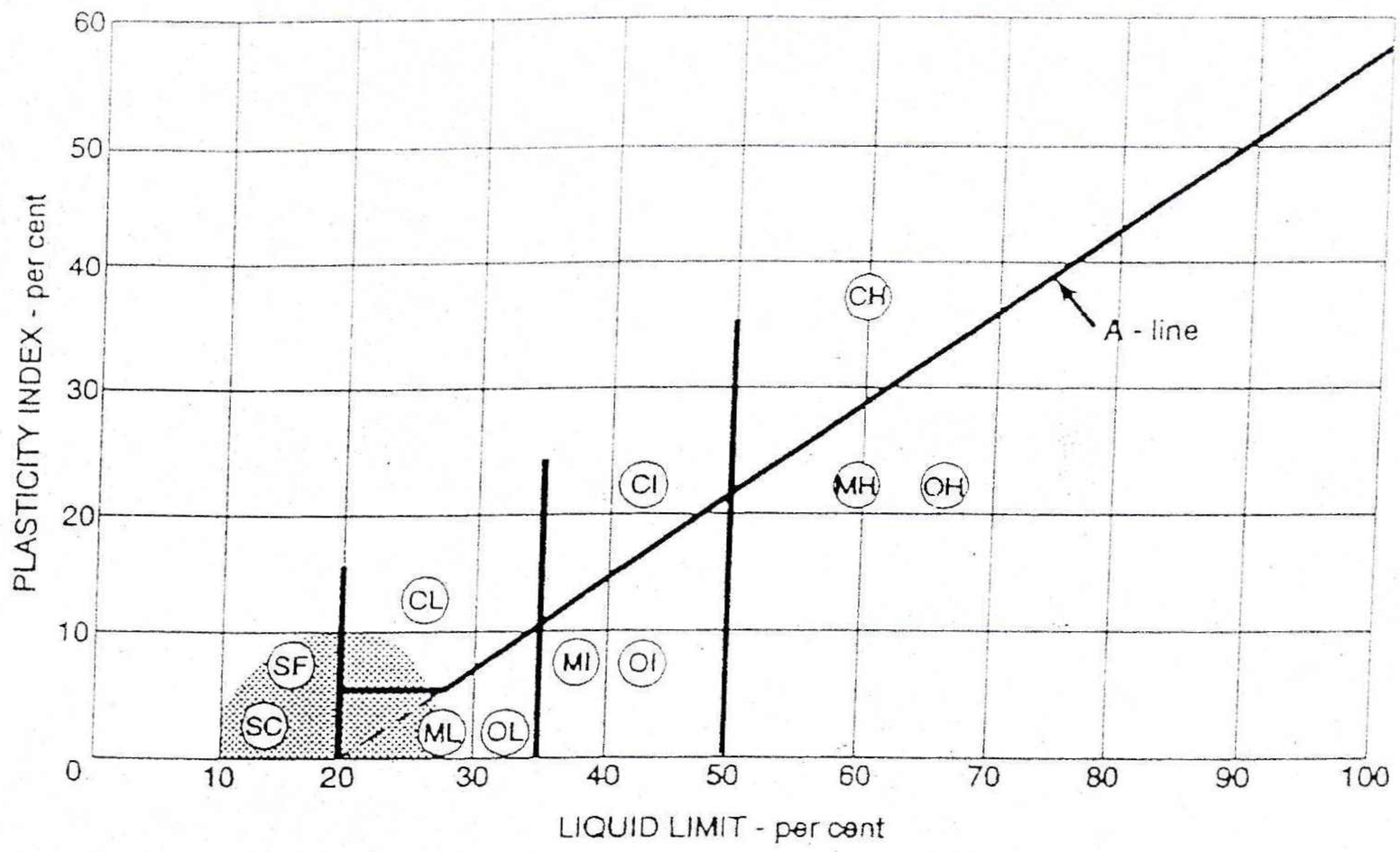
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HOME LODGE, PIDDINGHOE MEAD, LEWES ROAD, NEWHAVEN, EAST SUSSEX, BN9 9RN



SAMPLE: BH. 3/4

DESCRIPTION Sandy CLAY



SAMPLE:

DESCRIPTION

MAIN SOIL TYPE		PREFIX
Coarse-grained soils	gravel	G
	sand	S
Fine-grained soils	silt	M
	clay	C
	organic silts and clays	O
Fibrous soils	peat	Pt

CLIENT MR. P. SKELDING.	DATE APRIL 2009.	REF: 3147
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HOME LODGE, PIDDINGHOE MEAD, LEWES ROAD, NEWHAVEN, EAST SUSSEX. BN9 9RN

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0443/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr J Cox
Taylor Cox Associates
27A Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Construction of part two storey part single storey contemporary 3 bedroom dwelling in rear garden with alterations to existing access.

LOCATION : 10 Arundel Road Worthing

DATE REGISTERED 7th June 2010

APPLICANT : Mr and Mrs P Skelding

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans 03/10 (Tree Protection Plan); 09/110/01-E; 09/110/02-F; and Tree report, comprising Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Cont.....

Dated : 27th September 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the upper floor of the west or east elevations of the proposed dwelling without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To protect the amenities and privacy of the occupiers of adjoining properties in accordance with Saved Worthing Local Plan policies H18 and RES7.

3. The development shall not be occupied unless and until a suitable certificate from an accredited assessor has been received by the Local Planning Authority to demonstrate the development has been designed and built to achieve at least Level 3 of the Government's Sustainable Homes Code or the equivalent of any successor.

   Reason: To ensure the development optimises the potential for sustainable design in accordance with Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement and Planning Policy Statement 3: Housing.

4. No dwelling shall be occupied until the parking spaces and turning space shown on the approved plans have been provided and constructed. The parking facilities and turning space so provided shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles.

   Reason: To ensure that adequate provision is made for parking vehicles clear of the highway in accordance with Planning Policy Statement 3: Housing and PPG: 13; Transport.

5. The development hereby permitted shall not be occupied unless and until the supplementary buffer and screening to front of No 10 Arundel Rd and site boundaries shown on the approved drawings has been provided. They shall be retained thereafter.

   Reason: To protect the amenities and privacy of the occupiers of No 10 Arundel Road and adjoining properties in accordance with Saved Worthing Local Plan policies H18 and RES7.

6. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

   Reason: In accordance with the principles of Planning Policy Statement 1: Delivering Sustainable Development ; Planning Policy Statement 3: Housing and PPS25: Development and Flood Risk).

Cont.....

7. Notwithstanding the submitted drawings, the development shall not commence unless and until architectural details have been submitted to and approved by the Local Planning Authority. These shall include details of:-

a) external doors
b) external windows
c) cornice/eaves /roof overhang
d) green wall

The development shall not be built other than in full accordance with any such approval.

Reason: In the interest of visual amenity to accord with Saved Worthing Local Plan policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development.

8. The development hereby approved shall not be occupied unless and until the vehicular access arrangements are provided as shown in the approved drawings, subject to the widening of the existing vehicular access to 5 metres, and the sightlines and visibility splays shall be retained thereafter to ensure that no structure or erection exceeding 0.6 metres in height conflicts with the said sightlines and visibility splays.

Reason: In the interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

9 No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

Reason: In the interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

10. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

Cont.....

11. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

    Reason: In the interest of road safety in accordance with PPG13: Transport and Department For Transport Circular2/07, The Strategic Road Network and The Design Manual for Roads and Bridges.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), the dwelling shall not be extended or altered in any way or outbuilding added unless permission is granted by the Local Planning Authority in an application on that behalf.

    Reason: In the interests of visual and neighbour amenity in accordance with Saved Worthing Local Plan policies H18 and BE1.

13. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction and wheel washing of construction vehicles has been submitted to and agreed in writing by the Local Planning Authority, in accordance with BRE: Control of dust from construction and demolition activities: BRE465, as appropriate. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Local Plan Policies H18 and RES7.

14. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Saved Worthing Local Plan Policies H18 and RES7.

Cont.....

15. The landscaping of the development and the protection of the existing trees during the course of the development shall be carried out in strict accordance with the approved plans and Tree report, comprising Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. All planting, seeding or turfing comprised in the above shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Details of all hard landscaping and the boundary treatments shall be submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development in accordance with Saved Worthing Local Plan Policies H18 and BE1 and Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.

16. Except as where expressly indicated otherwise by reason of any other condition imposed on this planning permission, the development shall be built strictly in accordance with the approved drawings.

    Reason: To ensure the quality of the development is maintained in the interest of proper planning and for the avoidance of doubt.

17. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

    Reason: As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with PPS23 : Planning and Pollution Control ;Worthing Local Plan Policy RES7.

Cont.....

WB/10/0443/FULL

INFORMATIVES

Reason for Approval

The principle of residential development on this site was accepted in the previous outline permission for two chalets but this has since lapsed and national policy in the form of Planning Policy Statement 3: Housing no longer lends priority to such development.

However, the proposal does make efficient use of a deep garden, helps satisfy a need for family housing and enjoys an acceptable level of accessibility. The dwelling is modest in scale and sensitively designed, sited and screened to avoid unacceptable neighbour harm and provides a good standard of accommodation for future occupiers. Vehicular access is very similar to that previously approved and is supported by the Highways Agency, subject to widening.

Whilst there may be concerns over the principle of tandem development the contemporary design is satisfactory and the scheme is not conspicuous in the streetscene. It incorporates welcome green features and the impact on the wider green space would not be unacceptable and significantly less than the previous outline consent for two dwellings.

On this basis, the application is supported subject to suitable conditions to safeguard the environment, amenity and safety.

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 set out below, and to all relevant material considerations, including National Planning Policy and Guidance:

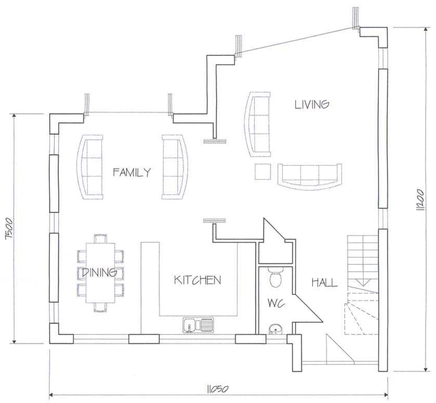
Saved Worthing Local Plan Policies

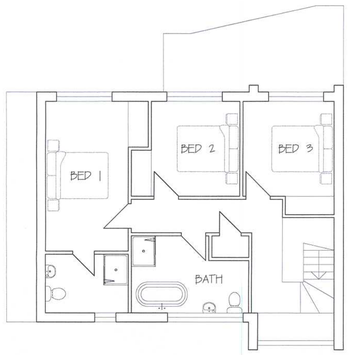
BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Worthing Submitted Core Strategy Policies 7, 8 and 9.

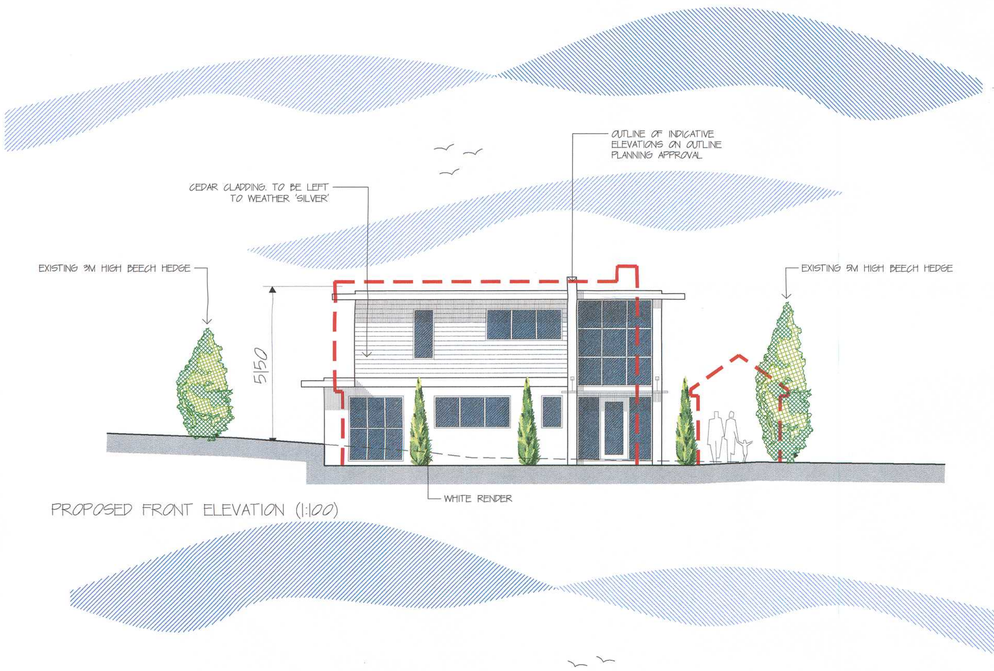
Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement: Planning Policy Statement 3: Housing: and Planning Policy Guidance13: Transport

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.

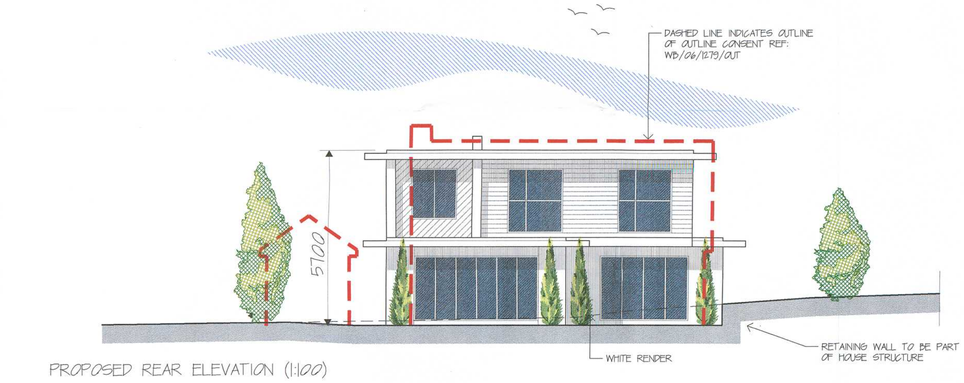




PROPOSED FLOOR PLANS (1:100)



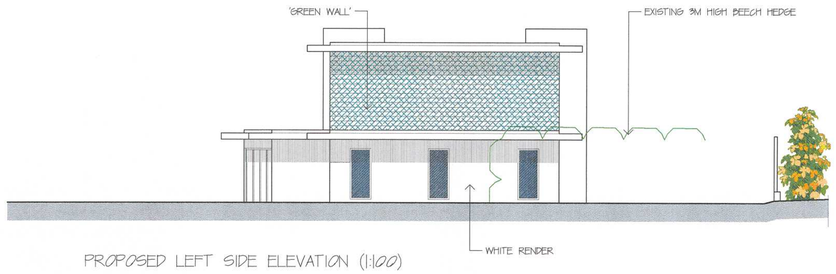
PROPOSED FRONT ELEVATION (1:100)



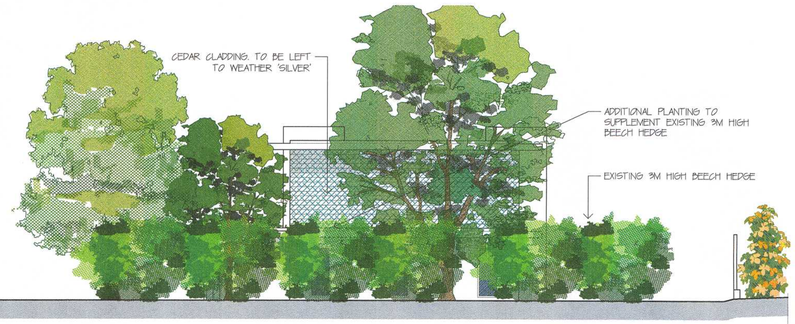
PROPOSED REAR ELEVATION (1:100)



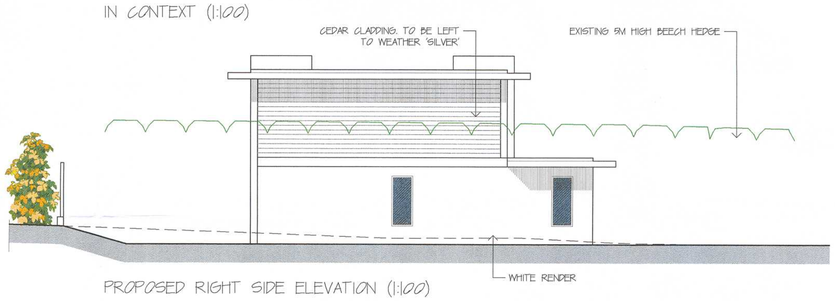
1:100 SCALE BAR



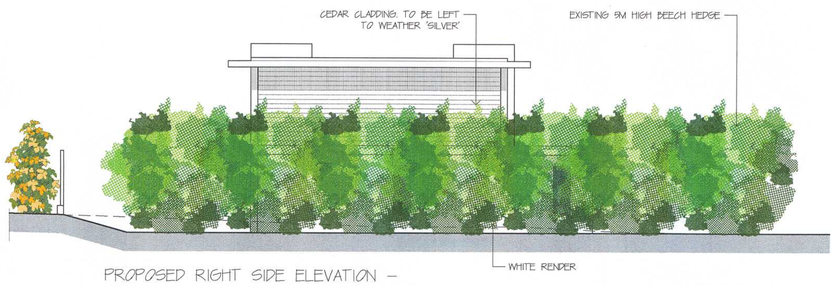
PROPOSED LEFT SIDE ELEVATION (1:100)



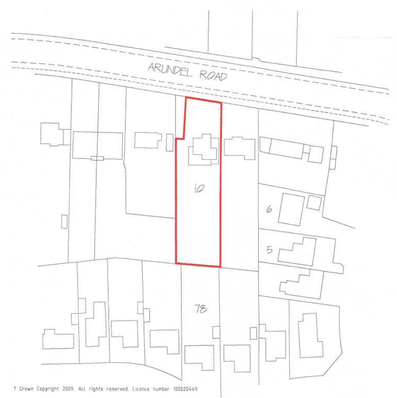
PROPOSED LEFT SIDE ELEVATION – IN CONTEXT (1:100)



PROPOSED RIGHT SIDE ELEVATION (1:100)



PROPOSED RIGHT SIDE ELEVATION – IN CONTEXT (1:100)



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LOCATION PLAN (1:1250)

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

TP COPY

BOROUGH OF WORTHING
DEPOSITED 28-7-10
T.P. REF. No.
WB/ 10/0443/FUL

REVISED PLAN



BLOCK PLAN (1:500)

Rev	Date	Details	Drawn
E	25.07.10	FOOTPRINT REDUCED BY 2M ACROSS WIDTH AND DEPTH. HEIGHT REDUCED BY 150MM AND SET INTO GROUND ADDITIONAL 350MM – ALL FOLLOWING DISCUSSIONS WITH PLANNERS.	JC
D	28.05.10	BLOCK PLAN AMENDED TO SHOW EXTENSION TO NO. 10 ARUNDEL RD. SIDE ELEVATIONS ADDED WITHOUT EXISTING TREES AND HEDGES AS REQUESTED BY PLANNERS.	JC
C	16.05.10	WINDOWS AMENDED FOLLOWING ADVICE/DISCUSSIONS WITH PLANNERS. SUBMITTED FOR PLANNING.	JC
B	08.04.10	ROOF AMENDED TO FLAT. FIRST FLOOR ACCOMMODATION STEPPED-IN AT SIDES.	JC
A	10.02.10	HOUSE WIDTH REDUCED BY 1M. FFL REDUCED BY 200MM. RIGHT SIDE ELEVATION AMENDED & REDUCED IN HEIGHT. OUTLINE CONSENT PARAMETERS INDICATED.	JC

Client:
Mr & Mrs Skelding

Site Adress:
10 ARUNDEL ROAD
WORTHING, WEST SUSSEX

Description:
PROPOSED NEW DWELLING
PROPOSED SKETCHES

Status: PLANNING

Date: July 09 Scale: AS NOTED

Drawn: JC Checked:

Drawing Number: 09 / 110 / 01 Revision: E

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