County Planning Team
West Sussex County Council
Tower Street
Chichester
PO19 1RH

Our ref: 31116

30/06/2023

Dear Sir/Madam,

WSCC HEAT DECARBONISATION PROGRAMME – DURRINGTON LIBRARY, SALVINGTON ROAD, WORTHING

Planning Portal Ref: PP-12278722

This letter accompanies a full planning application submitted on behalf of West Sussex County Council, in relation to the above site in Worthing. The enclosed application seeks to provide replacement windows, doors and rooflights as part of WSCC's Heat Decarbonisation Programme.

WSCC have identified a number of corporate sites that they wish to pursue a Heat Decarbonisation Plan (HDP) as part of a strategy towards net zero carbon 2030. The Heat Decarbonisation Programme shall be produced in accordance with the publicly-accessibly Salix guidance 'Phase 2 Public Sector Low Carbon Skills Fund: Guidance on the preparation of heat decarbonisation plans'. This includes a holistic approach to building carbon performance.

Submission Documents

This submission includes documents that have been submitted via Planning Portal. Please see below a table showing all the submitted documents:

Document Title	Ref.	Consultant
Application Form	-	DHA Planning
Covering Letter		DHA Planning
Site Location Plan	DUR.04.07	Faithful and Gould
Site Plan	DUR.04.08	Faithful and Gould

Block Plan	DUR.04.09	Faithful and Gould
Floor Plan - RIBA Stage 4 Window, Door & Rooflight Plan	DUR.04.01	Faithful and Gould
Floor Plan - RIBA Stage 4 Existing / Proposed Roof Plan	DUR.04.02	Faithful and Gould
Elevation Plan - RIBA Stage 4 Fabric Design Proposal Elevation 1 – Existing & Proposed	DUR.04.03	Faithful and Gould
Elevation Plan - RIBA Stage 4 Fabric Design Proposal Elevation 2 – Existing & Proposed	DUR.04.04	Faithful and Gould
Elevation Plan - RIBA Stage 4 Fabric Design Proposal Elevation 3 – Existing & Proposed	DUR.04.05	Faithful and Gould
Elevation Plan - RIBA Stage 4 Fabric Design Proposal Elevation 4 – Existing & Proposed	DUR.04.06	Faithful and Gould
Photographs		Faithful and Gould

The Proposal

As part of the WSCC Heat Decarbonisation Programme, the windows, door and rooflight at Durrington Library are proposed to be replaced, in accordance with WSCC standard specification.

Windows

A total of 20 windows are proposed to be replaced with new double glazed units, as shown on plan reference DUR.04.01 and plans DUR.04.03 to DUR.04.06. The existing timber framed double glazed windows are proposed to be replaced with powder coated aluminium framed double glazed windows in a colour to match the existing windows. The framing and openers will also match the existing window layout and style.

Doors

Two double doors are proposed to be replaced as shown on plan references DUR.04.01, DUR.04.03 and DUR.04.05. Both replacement doors will also be powder coated aluminium with double glazing, to match the windows, with the glazing and framing details to match the existing doors.

Rooflight

A replacement rooflight is proposed as shown on plan references DUR.04.01 to DUR.04.06. The design will match the existing, in powder coated aluminium with double glazing.

Whilst we consider that these changes will not materially affect the external appearance of the building, and therefore may not be considered to be development, we have been asked to submit a planning application for these works for the avoidance of any doubt.

Permitted Development

It should be noted that, as part of the proposed works, an Air Source Heat Pump System is proposed on the site, as shown in the Site Plan (ref: DUR.04.08). These proposed Air Source Heat Pump Systems fall within Schedule 2, Part 12 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as they fall within 200m^3 and below 4m in height. Therefore, whilst they are being shown on the plans for completeness, planning permission is not required for this element of the works.

Conclusion

It is clear from the enclosed and above that the replacement windows, doors and rooflight will provide environmental benefits by reducing carbon emissions as part of the WSCC Heat Decarbonisation Programme. The proposals will not have a material effect on the external appearance of the building and are therefore acceptable in design terms. They will not result in any planning harm and the proposal should therefore be approved.

I trust you have sufficient information to validate the application and I look forward to receiving acknowledgment of its receipt in due course. If, however, you require additional information please do not hesitate to contact me.

Yours faithfully,

[redacted]

Jonathan Buckwell,
Director
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