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Development Management,
Adur & Worthing Councils,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

15th May 2023

Dear Sir/Madam

RE: 45 HERBERT ROAD, SOMPTING, BN15 0JT

This letter is submitted in support of the application for approval of amended plans in respect of planning permission AWDM/0765/19. The amended plans also show the removal of a door on the rear dormer – which allows for the removal/variation of a planning condition that required submission of a plan showing the deletion of the door.

The application comprises this supporting letter, application forms and plans and elevations supplied by KTA Limited:

- 1193.11: Proposed Site and Block Plan
- 1193.12a: Proposed Ground Floor and First Floor Plan
- 1193.13: Proposed Roof Plan
- 1193.14a: Proposed Elevations
- 1193.15: Proposed Section

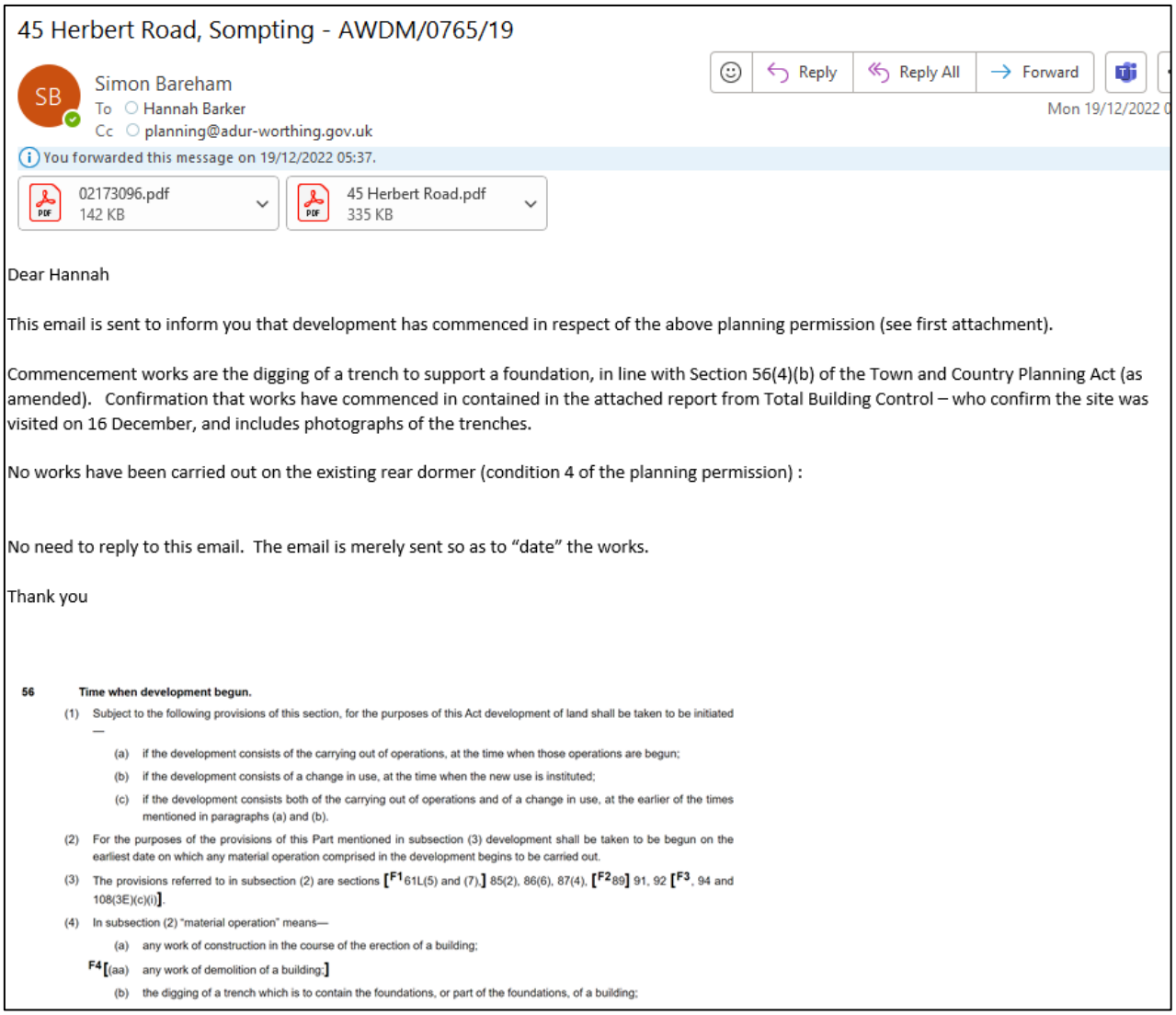
The conditions that are to be amended/removed as part of this application are therefore:

Condition 2 (to be amended) – which lists the approved drawings.
Condition 4 (to be removed) – which requires amended plans showing removal of door leading onto flat roof.

Background

The application seeks approval of amended plans following the grant of planning appeal on appeal for the construction of "*rear extension with lower ground floor accommodation, alterations to existing dormer window and new front roof light*" at a private dwelling house (45 Herbert Road).

The appeal decision was subject to planning conditions, but none of the conditions were pre-commencement conditions. The appeal was dated 23 December 2019, and works to commence the planning permission were carried out prior to the three year time limit for that planning permission. This was confirmed by way of an email to the Council on 19 December 2022. Note that no further works have been carried out.



45 Herbert Road, Sompting - AWDM/0765/19

SB Simon Bareham
To Hannah Barker
Cc planning@adur-worthing.gov.uk

Reply | Reply All | Forward

Mon 19/12/2022 0

You forwarded this message on 19/12/2022 05:37.

02173096.pdf 142 KB | 45 Herbert Road.pdf 335 KB

Dear Hannah

This email is sent to inform you that development has commenced in respect of the above planning permission (see first attachment).

Commencement works are the digging of a trench to support a foundation, in line with Section 56(4)(b) of the Town and Country Planning Act (as amended). Confirmation that works have commenced in contained in the attached report from Total Building Control – who confirm the site was visited on 16 December, and includes photographs of the trenches.

No works have been carried out on the existing rear dormer (condition 4 of the planning permission) :

No need to reply to this email. The email is merely sent so as to "date" the works.

Thank you

56 Time when development begun.

(1) Subject to the following provisions of this section, for the purposes of this Act development of land shall be taken to be initiated —

(a) if the development consists of the carrying out of operations, at the time when those operations are begun;

(b) if the development consists of a change in use, at the time when the new use is instituted;

(c) if the development consists both of the carrying out of operations and of a change in use, at the earlier of the times mentioned in paragraphs (a) and (b).

(2) For the purposes of the provisions of this Part mentioned in subsection (3) development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.

(3) The provisions referred to in subsection (2) are sections [F1 61L(5) and (7),] 85(2), 86(6), 87(4), [F2 89] 91, 92 [F3, 94 and 108(3E)(c)(i)].

(4) In subsection (2) "material operation" means—

(a) any work of construction in the course of the erection of a building;

F4[(aa) any work of demolition of a building;]

(b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;

Inspection Report - 16 December 2022 by Jack Hannan

TOTAL BUILDING CONTROL

Project Details

Project Address: 45 Herbert Road, Sompting, Lancing, West Sussex, BN15 0JT

Client Name: Jonathan Pavey

Client Number: 07427507907

Client Email Address: Jocopa12@gmail.com

Inspection Details

Temperature: 4 degrees or below

Weather Conditions: Dry

Plots:

Surveyor Comments:

Met Mrs Pavey (homeowner) on site and spoke to Steve (contractor) on the phone (Basic Radon, new regs)

Footings excavated for rear extension

- Approx. 600mm wide by 100mm deep
- Flint, sand and chalky matrix
- Soil pipe in footprint to be shuttered and IC in oversite to be relocated
- Soak away proposed if deemed practical
- OK to pour (once temperature increases)

Structure proposal

- 150mm Cavity
- Wall starter bars
- Suitable wall ties for a150mm cavity
- VDPC

Insulation proposal

- 150mm Drytherm 32 cavity insulation
- 100mm PIR in floor
- 180mm PIR in roof

Radon

- Basic radon barrier to be formed by using and extended DPC creating a low level cavity tray then tapped to DPM once oversite is complete

No issues to date, next inspection DPC/Radon

Inspection Images





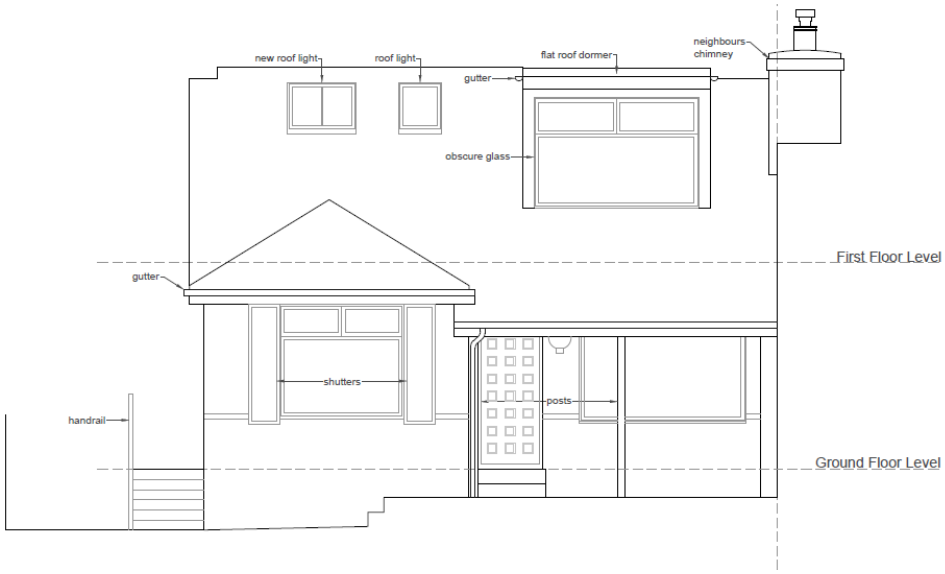


Report Generated on 16 December 2022 @ 14:49

Amended Plans

The application seeks minor amendments to the approved plans – as described below.

Front Elevation – Proposed:

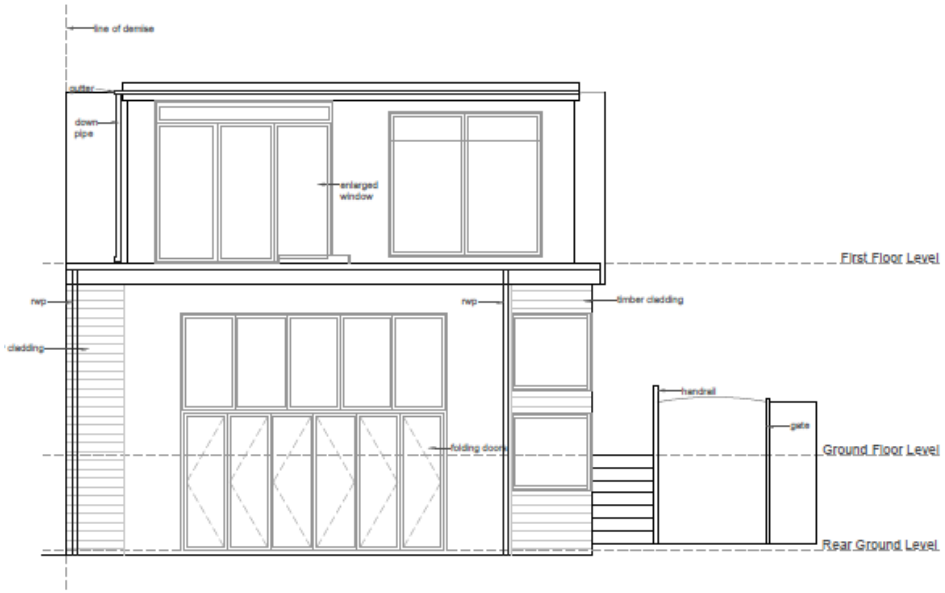


Front Elevation – Approved:



As can be seen, the changes to the front elevation are very minor – entrance steps to the side are amended with regard to the number of steps, and there are minor alterations to fenestration. Note that no changes are proposed for the front porch. The currently proposed plans show supporting posts for the porch – these are existing features that were not shown on the approved plan.

Rear Elevation – Proposed:

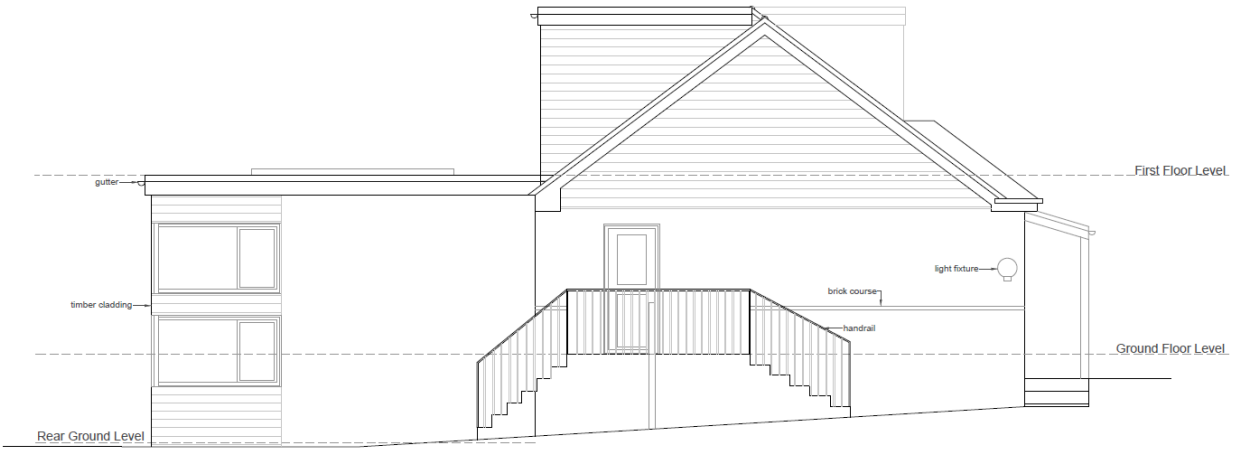


Rear Elevation – Approved:

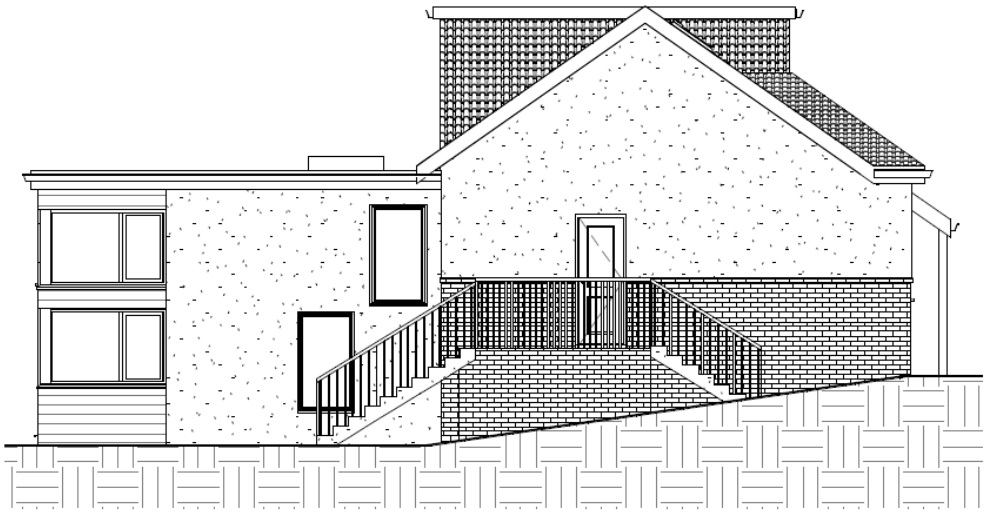


As with the front elevation, the only changes are in relation to the number of steps to the side, and the style of fenestration. Note that the door on the rear dormer window has now been removed so that access to the flat roof is restricted. Note that condition 5 of the appeal decision also prevents the flat roof from being used as a balcony roof garden or similar.

Proposed South Elevation

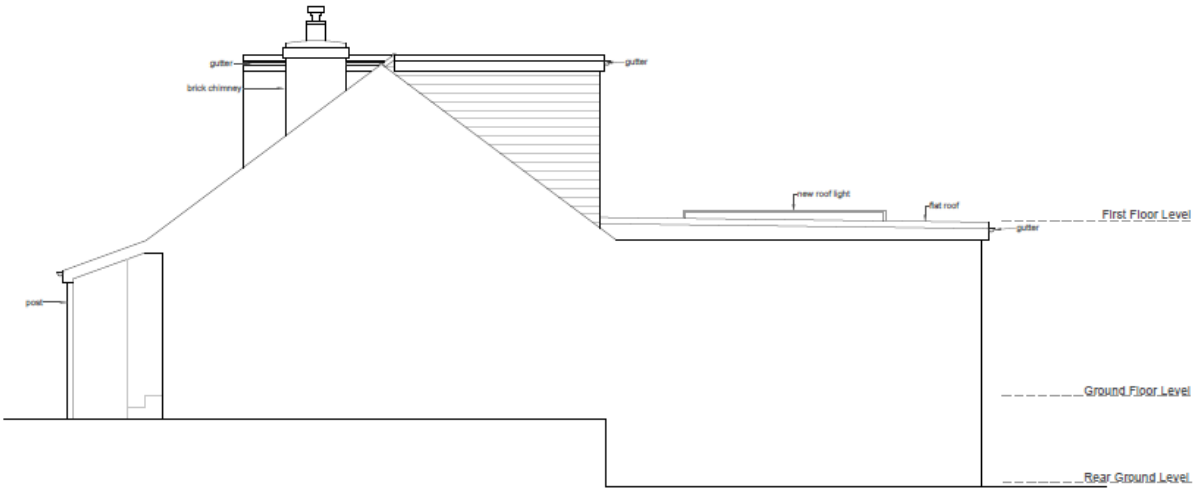


Approved South Elevation

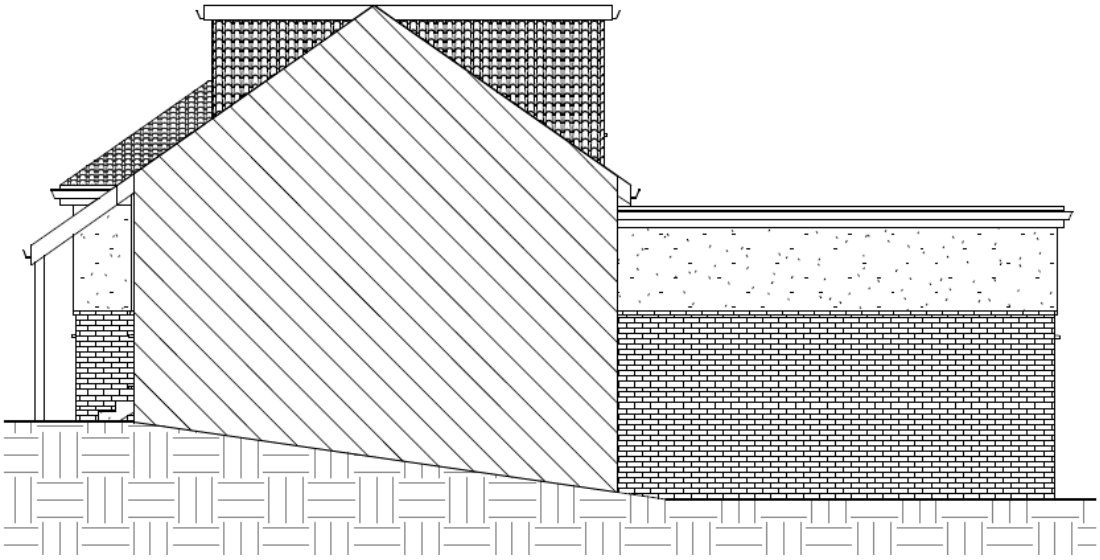


For the south side elevation, the only changes are the deletion of two side facing windows, and alterations to the pitch of the entrance steps. Note that the front porch (right hand side of the above image) is not being extended further forwards – it is just that the approved plan was incorrect with its image of the porch's forwards extension.

Proposed North Elevation



Approved North Elevation



There are no changes to the north side elevation. The only difference between the approved and proposed elevation is that the front porch is now correctly drawn.

Submission

The proposed alterations are very minor and do not change the scale of the approved scheme. Consequently we trust that the amendments can be approved without delay. Condition 4 can be deleted as the amended plans remove the existing door that leads out onto the flat roof section.

Please do contact us without dealt if any further information is required.

Yours faithfully,

Lewis & Co Planning

If replying, please email simon.bareham@lewisplanning.co.uk