Response to appellant's statement

Pre-application advice was given and design advice offered by the Council's conservation architect. The overall design improved but the adjustments to siting has resulted in a more cramped arrangement between the terraced houses proposed and the detached house and to the listed buildings around the site.

The employment study/marketing required by policy 25 and Supplementary Planning Document: Demonstrating Genuine Redundancy of Employment Sites SPD was also discussed at pre-app but not completed before the second application was made. The council understands that the current buildings on site are likely beyond service. The Council does not know the site is unviable for redevelopment employment purposes as no marketing of it for such has been completed.

As stated in the officer's report the garden of No. 26 Glebe Close is less than 9 m in depth *'in part'.* The reference to a house with a garden depth of less than 5 metres is in reference to the proposed detached house and not 27 Glebe Close.

The application has not been refused on inadequate overall garden size for the terraced houses. The impact of the marginal shortfall in length however, is compounded by the irregular shape of the neighbour's gardens, their setting to the site and the proximity of the proposed houses to the garden boundary of 27 Glebe Close. This proposal was viewed from the garden of No. 27 and considered to be overbearing. The existing structures on site are only single storey and far less apparent from there. Afternoon sunlight received to No. 27's garden would be harmed. Overlooking of gardens of 26 and 27 Glebe Close would be possible.

Drawing 2762-24 – Site Plan and Block Plan shows the red edge of the site abutting the flank wall of Manor House, the Grade II listed building to the west and south. Windows in the side wall of the Manor House will overlook the wrap around side and rear garden of the proposed detached house within 2.4 metres of it.

Bedroom 2 of the terraced houses is shown as having a floor area of 11.8 sqm. This means the proposed houses are suitable for 4 person occupancy. The minimum floorspace of the terrace houses should therefore be 79sqm (2b4p) to meet the requirements of the DCLG's 2015 Technical housing standards —nationally described space standards and include within this 2sqm of built in storage.

Current Adur Housing position can be read via the following link:

https://www.adur-worthing.gov.uk/media/Media,153492,smxx.pdf

Conditions suggested should the appeal be allowed

1. 3 years
2. Approved Plans
3. Samples of Materials
4. Details of landscaping
5. Details of fencing
6. No part of the development shall be first occupied until the car parking has been constructed in accordance with the proposed site layout. These spaces shall thereafter be retained at all times for their designated purpose.
7. No part of the development shall be first occupied until the electric vehicle charging space and cabling has been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Only shall detail as approved shall be installed.
8. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
9. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
10. In order to protect trees outside the site boundary hand digging should be undertaken within the root protection area required as identified in a report/plan to be submitted in writing to the Local Planning Authority prior to the commencement of any works. Only such details as approved shall be carried out at all times during construction of any part of the development.