

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 23 April 2026 12:20
To: Courtney Darby <>
Subject: Re: AWD/0348/26 | Land Between 76 And 78A Brighton Road, Lancing

Hi Courtney

I have uploaded your supporting letter now (apologies it was left off originally). However, as you have pointed out, there are other differences that are not referred to in the letter and it (together with the plans) needs to be revised to accurately identify every change.

Please would you submit these as soon as possible.

Thanks

Peter Barnett

Principal Planning Officer, Development Management
01903 221310
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On Tue, 14 Apr 2026 at 17:27, Courtney Darby > wrote:
Hi Peter,

Thanks for your email, comments are below in response.

I've also been looking at the documents on the planning register; and description of the amendment. During the submission I included a covering letter which does not appear to have been uploaded to the register (at least for my visibility). I have attached it here which hopefully goes some way to aiding understanding of the need for the amendments.

- Feature brickwork: the pattern is as per application AWD/1351/24
- Height of the top floor: the difference in positioning of the front elevation 'section' line between the drawings is perhaps misleading. From the approved front elevation, ground floor FFL to top of the building is 11600mm, from proposed front elevation, ground floor FFL to top of the building is 11710mm, which as you point out is higher – would you consider that a material change?
- Top floor projecting elements: These are present, they follow the shape of the mansard and are visible on the top floor plans and can be seen in sections BB and DD.

- **Boundaries:** The fences are 1.8m from ground level. They slope on the side flanks as they follow the steps down to the garden, and without these there would be no guarding to the steps.
- **Rear changes:** The formation of small rear courtyards at ground floor level is covered in detail in the covering letter attached. The cut-through positioning on the elevation is misleading between the approved drawings and proposed. The courtyards are concealed and the four storey form would only be visible from within the development garden areas. I also note, as mentioned in the covering letter, there are inconsistencies in the approved drawings. For example, drawing 1405/13 section aa shows a window on the rear of the ground floors, however that window is not shown on the plans, or elevations (elevations due to the positioning). On the proposed rear elevation drawing 532.VA.22 there is a dashed (plots 1-5)/solid (plots 6-8) line that shows the garden level beyond. The top of the new openings would be in a similar place to the window as 1405/13 shows, albeit no elevation of this was provided.

This has, and continues to be a hugely complicated scheme with a number of issues from the design stage that we've had to overcome, your fresh eyes have reminded me of those other minor points not included in my covering letter (slight height increase, boundary treatments)

The description of the amendments appears to have been overly simplified at validation stage and I hadn't spotted it - it doesn't include all of the points in my original letter let alone the other points you've raised, so I think this needs to be changed to reflect that.

As mentioned, hopefully the covering letter assists. Is there a reason it wasn't uploaded with the original submission?

Kind Regards,

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Sent: 14 April 2026 16:03

To: Courtney Darby <>

Subject: Re: AWDM/0348/26 | Land Between 76 And 78A Brighton Road, Lancing

Hi Courtney

There appear to be other changes that are not referred to in the application:

- The feature patterned brickwork for instance now seems to be a simpler arrangement.
- The height of the top floor has increased
- The top floor does not appear to have projecting elements to separate the rear terrace areas or end projections
- New fence panels to side/rear which are taller than approved
- Changes to rear include the new rear access on the ground floor which results in a 4 storey form when viewed from the rear. Approved plan showed no openings below first floor with ground level raised up with retaining wall along the rear. There appears to be more excavation and levels changes than previously approved.

Would you please confirm and provide more information on these elements?

It would be helpful to have annotated plans with all changes shown clearly.

Thanks

Peter Barnett

Principal Planning Officer, Development Management

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On Mon, 13 Apr 2026 at 12:34, Courtney Darby > wrote:

Hi Peter,

It's been a while - hope all is well for you.

Re the above variation application, I can see various responses from the consultees who have raised no objection (aside from LPC...).

I'd be happy to chat through any of the amendments to the scheme to ensure clarity if needed, either verbally or on site if necessary. Please let me know if that would be of assistance.

Best wishes,
Courtney

Kind Regards,

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