Planning Services, Adur & Worthing Councils

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Worthing,
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BN11 1HS

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websites : www.adur.gov.uk or www.worthing.gov.uk
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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Skywaves House

Address Line 1

Ivy Arch Road

Address Line 2

Address Line 3

Town/city

Worthing

Postcode

BN14 8BX

Description of site location must be completed if postcode is not known:

Easting (x)

514760

Northing (y)

103486

Description

Former FEBA radio, Skywaves House, Ivy Arch Road, BN14 8BX

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Clements

Company Name

Hampshire Homes Limited

Address

Address line 1

Units 8-9 Chatmohr Estate

Address line 2

Crawley Hill

Address line 3

West Wellow

Town/City

Romsey

County

Hampshire

Country

United Kingdom

Postcode

SO51 6AP

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

DEMOLITION OF EXISTING BUILDING AND ERECTION OF THREE-STOREY BUILDING COMPRISING 21 RESIDENTIAL UNITS PROVIDING TEMPORARY ACCOMMODATION AND B1(A) OFFICE SPACE ON THE GROUND FLOOR

Reference number

AWDM/0207/22

Date of decision

15/09/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1) Projecting windows to be replaced with Brise Soleil louvred panels and solar fins.
2) Green roof on lower roof to be removed in place of additional landscaping externally.

[see also enclosed cover letter]

Please state why you wish to make this amendment

1) Projecting windows as shown are not procurable in the limited quantities.
2) Due to 2021 Part L / SAP10, the flat roof sections are covered in PV panels to meet regulatory requirements. As such, green roof would provide less practical benefit and would not grow as well (due to being covered by panels). Likewise, the lower green roof is not visible from Ivy Arch Road or the nearby A24 flyover. As such, providing enhancements to landscape elsewhere would provide more benefit for biodiversity and the street scene.

[see also enclosed cover letter]

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

1) PL-010-Rev A Proposed Site Plan
2) PL-020-Rev C Proposed North & South Elevations
3) PL-021-Rev C Proposed East and West Elevations

New plan/drawing numbers

1) 22089-PL-3-08 - Plans - Roof Plan
2) 22089-PL-5-01 - Elevations - Sheet 1
3) 22089-PL-5-02 - Elevations - Sheet 2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

N/A

Date (must be pre-application submission)

19/06/2024

Details of the pre-application advice received

[Below from covering letter]

During our meeting dated June 19th, 2024 (held between Adur-Worthing Planning, Worthing Homes & Hampshire Homes), two proposals were put forward in response to the inability to procure, and the impracticality of the projecting 'oriel' windows on the original design. These proposals were: a helping-hand-clad window surround (akin to that to be used at 22 Clifton Road) or a Brise Soleil window surround based on a precedent of Northbrook College.
It was noted following this meeting that the Brise Soleil would be the preferred approach.

It was also discussed about the lower green roof being removed, in place of biodiversity improvements elsewhere. As the lower roof is covered in PV panels (to meet the current requirements of the latest Approved Document L / SAP10), the green roof would not provide the desired outcome with regards to habitat creation or aesthetics.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

George Clements

Date

07/03/2025