ARW Design

SUPPORTING STATEMENT

Planning Application: AWDM/0558/23

Proposed Two Storey Rear Extension

Replacement Black UPVC Windows (Part Retrospective)

Retrospective Application for Loft Conversion with Dormer to East Elevation

Hard Surfacing to Frontage for Off Road Parking with Crossover Requiring Removal of 4 Parking Spaces.

Location: 3 & 3a, Abbotts Close, Worthing, BN 11 1JB

Clients: J. Nevin & A. Webber

Client Requirements:

The ground floor owner of flat 3, Mr Nevin has numerous health conditions & advanced mobility issues reducing his ability to move around the flat safely & be manoeuvred by carers to waiting vehicles in Abbotts Close. He requires a level of daily care support & multiple medical appointments weekly together with high levels of medication & suffers from multiple conditions which are available on request.

He is unable to walk unaided & even with a walking stick or stroller finds it difficult to achieve 50 metres. His condition is variable & at times he is only able to leave the house using a wheelchair. Mr Nevin's health conditions are degenerative, & the prognosis is that his mobility & general health will deteriorate further & he will require greater levels of support to continue living independently. He is currently awaiting further referral from occupational therapy at Worthing Hospital & is attending bi-weekly foot clinic appointments. He has also had shoulder & hip replacement surgery.

Disabled Access

Currently there is no capacity for carers to park their vehicles directly outside the property if the parking bays are occupied which is usually the case & indeed there is no section of Abbotts Close where a vehicle may wait to collect him without blocking the road or access to a driveway. Mr Nevin cannot easily access a vehicle so requires time & space to do so.
The current parking arrangements in Abbotts Close obstruct & limit access to 3 Abbotts Close which severely restricts mobility chair access. It is particularly bad when delivery vans or lorries are parked on the pavements.

The lack of off-road parking to 3, Abbotts Close causes significant difficulties for his carers at this time & therefore it is presumed that with the ongoing need for additional care that such difficulties will become more acute.

Historically there was a single yellow line in the corner directly adjacent to 3, Abbotts Close, the traces of which are still clearly visible in the end bay.

The application is to establish an off-road parking area in the front garden of 3, Abbotts Close that will provide a parking space for both 3 & 3a with additional space for a visitor/carer. The front garden is is approximately 19 metres from the street, & the proposal will allow at least 50% of the area to remain as garden with lawn & planted borders for drainage & to maintain a natural environment to this residential close .

The application for off-road parking would allow the owners of both properties to install electric charging points in keeping with current environmental policies.

Retrospective Application for Replacement Windows

The previous white UPVC windows were recently replaced with ‘like for like’ black windows. The old windows were in excess of 20 years old with broken seals in the double glazing & broken locks & handles. Unfortunately like a lot of people they were not aware replacing windows in flats required a planning application & were not advised by the window company.

Retrospective Application for a Loft Conversion with a Dormer to East Elevation

The first floor flat owner Mr Webber contacted a local company to design & build the loft conversion. He asked them the question, does this need planning permission & they responded with no it is within permitted development although it is obviously a flat with it’s own side entrance & stair to the first floor.
The building control process was carried out by a private company & after a long wait finally signed off recently.
Mr Webber tried contacting the company after being informed by me it needed planning permission but couldn’t get a response despite numerous calls.

Rear Extension

The two storey rear extension is the full width of property & 3M in depth with all external finishes designed to match the existing finishes. The ground floor layout including it’s original layout is designed to aid the owner Mr Nevin with his mobility problems as described above. The rear garden is a generous 26M to the boundary & the new extension will not overlook properties to the north. The west side elevation only has a high level window at first floor level & the east elevation has no windows at first floor level.

Hard Surfacing to Frontage for Off Road Parking with Crossover Requiring the Removal of 4 Parking Spaces.

The proposed off road parking is essentially for Mr Nevin in flat 3 whose disabilities are described earlier, however it will also provide parking for flat 3a.
The current street parking layout for 4 cars wholly covers the frontage of this property while all the other properties in Abbotts Close have adequate off road parking with dropped kerbs. The close is a favoured spot for people who work nearby & visitors to the nearby amenities & will presumably worsen when the new medical facility is completed. When all 4 bays are being used which is normal it completely blocks off the frontage.

Scale

The two storey rear extension is full width with a depth of 3 metres and is sited in the rear garden with He therefore requires more kitchen space a more accessible bathroom & dressing room when using mobility aids.
The original WC & shower are by no means adequate for a disabled person & the kitchen is not easily accessible.

Design, Access and Heritage Statement for proposed change of use to open space land next to Swan PH

At present this small corner plot of open land approximately 372M2 is laid to lawns with a tarmac path and several medium sized trees with a bay tree hedge to the west elevation, a boundary wall with the Swan PH on the north elevation and a low level fence with openings around the remainder of site. The site is currently maintained by Adur and Worthing parks and gardens department. Unfortunately it tends to get used at night by undesireable people and discarded drug paraphernalia and empty alcohol containers are commonly found littering the site.
The Swan PH would like to utilise this land to expand their business further using the site as a safe family friendly pub garden.
They would also of course take over the maintenance responsibilities from Adur and Worthing parks and gardens department.

Type of Application – Full planning consent with display of advertisements

In addition to the change of use a new sign is proposed at the southern edge of the site.

Land Details

Open Space Land South of Swan PH,
High Street,
Worthing,
West Sussex,
BN11 1DN

Proposed land changes

To enable the garden to operate effectively and safely a new 1.5M high closeboard fence will be erected for security around the site perimeter set back from the pavement by 450mm with access gates for maintenance equipment only. Red Robin hedging or similiar will be planted to the pavement side of the new fence.
A new opening will be created in the existing boundary wall between the Swan courtyard and the site with a pair of closeboard gates and frame to allow the control of customer access to the beer garden.
All recent tree planting within the site will remain untouched. The bay hedge to south elevation will be reduced in height by approximately 3M to allow more natural daylight and a few small bay trees will be removed in the corner of site to allow the new access gates from the pub courtyard.
A treated softwood closeboard 'kiosk' will be sited next to the boundary wall for serving cold and hot drinks and snacks to families using the beer garden together with a decking area for customer tables and chairs.
CCTV will be installed for security.
Track mounted floodlighting will be attached to the side elevation of the Swan PH overlooking the site. Probable specification to be 4 No 50W energy efficient LED flood lights with luminous efficacy of 100 lumens/watts and light output of 5000lm. To avoid any light pollution they will be directed onto the garden only and not impact on local premises or traffic.

Access

The site is accessible for garden maintenance vehicles purposes only through the new gates in perimeter fencing and through the new gated opening in boundary wall for customers and staff.

Opening hours

The proposed opening times will be;

Monday 11:00 – 23:00

Tuesday 11:00 – 23:00

Wednesday 11:00 – 23:00

Thursday 11:00 – 23:00

Friday 11:00 – 23:00

Saturday 11:00 – 23:00

Sunday 12.00 – 22.30

The above hours are the maximum opening times and may be reduced according to demand and time of year.

Waste

Existing pub bins will cater for general weekly waste with separate recycling bin.

Conclusion

It is considered the proposed use would be appropriate to this site and will have a positive impact on neighbours including adjacent residential and commercial properties. Statements of support from these neighbours have been obtained by the Swan PH and will be forwarded to support this application.