Matthew Porter

From: Matthew Porter
Sent: 17 March 2011 09:17
To: 'rogersbigtone@aol.com'
Subject: FW: 131- 133 Clifton Road WB/11/0087/FULL

Importance: High

Attachments: cliftonroad.pdf

I've also noticed the bottom edge of the tea pot café window does not match the fish and chip shop – this needs to be shown on the existing elevation. It would be pleasing if both these could be made the same level. Please also show the trade counter for the take away and serving counter for the cafe

Your client is obviously investing a good deal of money into the business. It would be a shame if that hard work is diminished by the unattractive windows at first floor – maybe he would consider installing new vertical sliding sash timber/plastic windows to improve this front face?

Matthew Porter - Senior Planning Officer | Planning Services - Development Control, Worthing Borough Council
Location: Portland House, Richmond Road, Worthing BN11 1LF
Internal: 1335 | External: 01903 221335 | E-mail: matthew.porter@worthing.gov.uk

Please think before you print this and save paper

From: Matthew Porter
Sent: 16 March 2011 18:00
To: 'rogersbigtone@aol.com'
Subject: 131- 133 Clifton Road WB/11/0087/FULL
Importance: High

Dear Mr Rogers,

I have visited the site re: the above.

There are a number of issues I need to resolve.

Firstly, there are errors on your survey. Some are cosmetic, like missing detail on the existing shop front. However I note the existing ventilation system has not been surveyed. It appears that the new extension would remove this system or not? I need clarity on this. We do not resolve this matter by condition because it goes to the heart of the permission.

Secondly, without a first floor plan being provided I assume the extension at first floor is simply desirable and not essential? It would reduce the light to the rear window closest to that first floor addition to an unacceptable degree. Please omit this extension from the proposal.

Thirdly, there are a large number of fences and buildings in the yard (several of which are unauthorised). To regularise what would remain once the extension is built, please show these on a site plan at a scale of 1:20. This should include the areas at the back of both 72 and 73 since the red edge includes both properties. If there is scope to remove some of this it would be welcome (note that Environmental Health wish to see a store)

Fourthly, I have yet to see a revised plan showing the number of covers. I would not like to see outdoor seating for the restaurant patrons.

I have suggested some amendments to the front face of the building (see attached)



cliftonroad.pdf (252 KB)

The site plan 1:20 should show the area dedicated to the first floor, its private outdoor space, space for a cycle and bin store (2no). The area put over to trade waste should also be indicated. The boundary fence looks half finished with exposed posts – I assume trellis would sit atop it? I noted security lighting around the back gate, which is fine but should also be indicated. Some planters/climbing plants in the flat's private outdoor space should also be provided. Could the satellite dishes be removed from the front face of the building and the parapet re-painted? A communal point at the back would be better. Applying white paint finish to the inside of the dividing fence would help reduce the sense of enclosure for the flat occupier when using their outdoor space. Indicate a rotary drier. All new shop front, windows and doors to rear to be of timber. To meet relevant Secure by Design standards also.

Finally, some cost-effective sustainability measures could be included, please detail these in a separate statement - http://www.energysavingtrust.org.uk/

Yours sincerely,

Matthew Porter - Senior Planning Officer | Planning Services - Development Control, Worthing Borough Council
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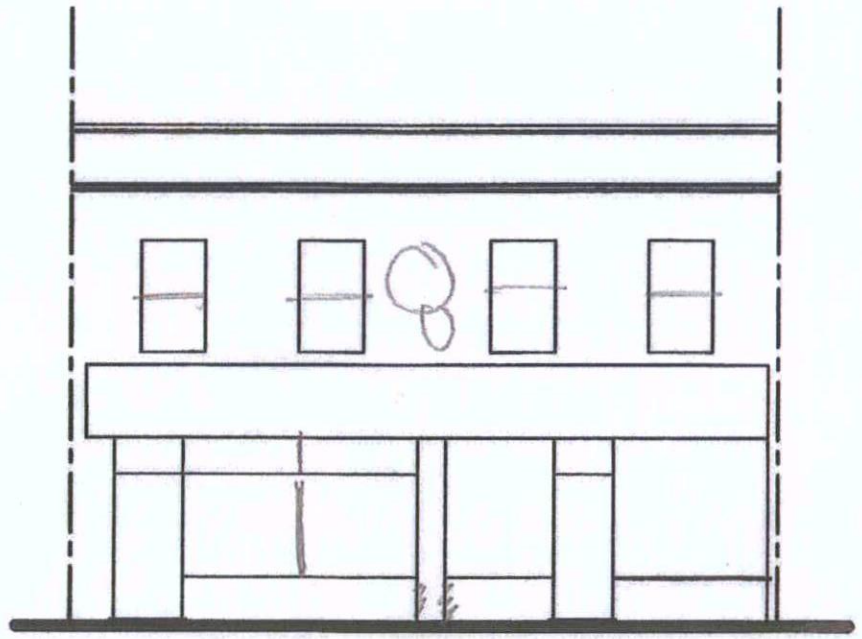
T.P. OFFICE COPY
BOROUGH OF WORTHING
DEPOSITED 11/2/11
TP REF NO
WB / 11 / 008 fun



Proposed Front Elevation



Existing Front Elevation



evation (store omitted)

remove
existing
tiling surround
and apply more
attractive finish
to create stallrisers
RISE

why the gap?
can the door
not sit flush?

Matching doors
and one single
colour to shop
front