1, Bellview Road
Worthing
West Sussex BN13 1EY
[redacted]

26th Jan 2011

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Receipt No. 2448 33355
Chq £85.00

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 29 JAN 2011
TO | REF No.
INSPECTION | WB/

Attn: Ms Rebekah Smith
Planning Regeneration and Wellbeing
Worthing Borough Council
Portland House, Richmond Road Worthing BN11 1LF

Dear Ms Smith

Proposals to comply with planning conditions
WB/08/1049/FULL - construction of a detached bungalow at rear;
Springview Manor, Mill Lane, Worthing

I have been instructed by Mr T Reed to submit proposals to comply with the planning conditions imposed on the above planning permission. These are set out below. A cheque for the statutory £85.00 fee is enclosed.

Condition 1 – time limit for start of works

Works on the construction of the bungalow are likely to start in the spring/summer this year. No commencement date yet fixed.

Condition 2 - sustainable design features.

See attached sheet 1

Condition 3 - details of screen walls and fences.

see attached plans TRC 1 and 2

Condition 4 - limitation on hours/days of works on site – this will be complied with.

Condition 5 landscaping

see attached plans TRC 1 and 2

Condition 6 retention of hedging

Noted.

Condition 7 Schedule of external finishes of bungalow

lower part of elevations: multi stock red/brown face brickwork to match brickwork on existing house, Springview Manor
upper part of elevations: white painted rough cast s/c render to match finish on existing house Springview Manor

I would be grateful if you would confirm that these details are satisfactory as soon as possible. If you require any further information please let me know.

Yours sincerely,

[redacted]

Andy Bower MRTPI
Chartered Town Planner

Cc:
Mr T Reed; Mr M O'Brien

SUSTAINABLE DESIGN FEATURES

Proposals to comply with Condition 2

Bungalow construction to comply with Building Regulations
including compliance with a multitude of sustainabilty requirements (eg relating to heat loss,energy, ventilation, air flows & CO2 emissions etc),
level access threshold;
responsible sourcing of materials (e.g..timber from sustainable sources)
regrading and infilling of excavated material from site works (to minimise removal of excess from site).

Indoor water use – appliances to be fitted with economisers/reducers to limit flow of water in showers, baths, basins and sinks. Hot water storage systems to comply with current Building Regulations including temperature limiter to baths.
external water use – rainwater harvesting; water butts attached to downpipes.
surface water to soakaways (including from new hard surfaces).

internal and external lighting dedicated low energy
provision of clothes line or rotary drier
low energy white goods fridge/freezer, washing machine etc

re-cyclables
provide home composter in garden for food and garden waste
LA to collect excess of waste (sorted out pre-collection)

Site Management
Adhere to times/dates of construction set by LPA (condition 4)

Other

provide secure/covered cycle storage in garden store (see plan)

enhanced landscaping (see condition 5)

provide bat and bird nesting boxes in garden.

January 2011



NOTES

1. existing fence retained
2. proposed shed and greenhouse
3. existing 1.8m timber fence
4. existing hedge
5. new wall 1.8m tall (blockwork with white painted s/c render both sides and with brick capping; brick piers at no greater than 3m intervals; foundation to Engineer's specification)
6. border planting
7. silver birch removed (too close to bungalow)
8. existing hedge

trees/shrubs:

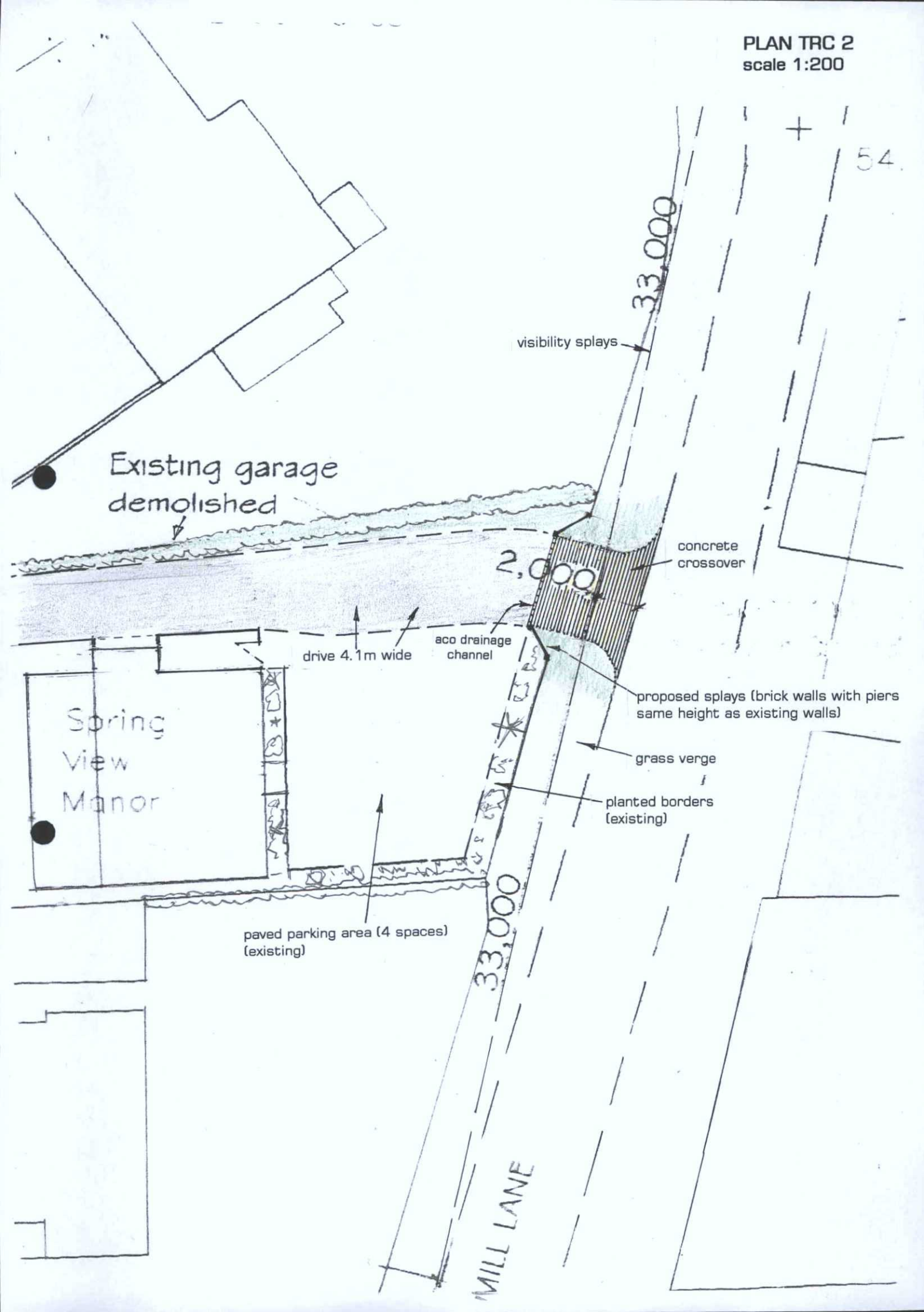
A. 2 x robinia
B. bamboo
C. braeburn apple
D. buddleia
E. conference pear
F. victoria plum.

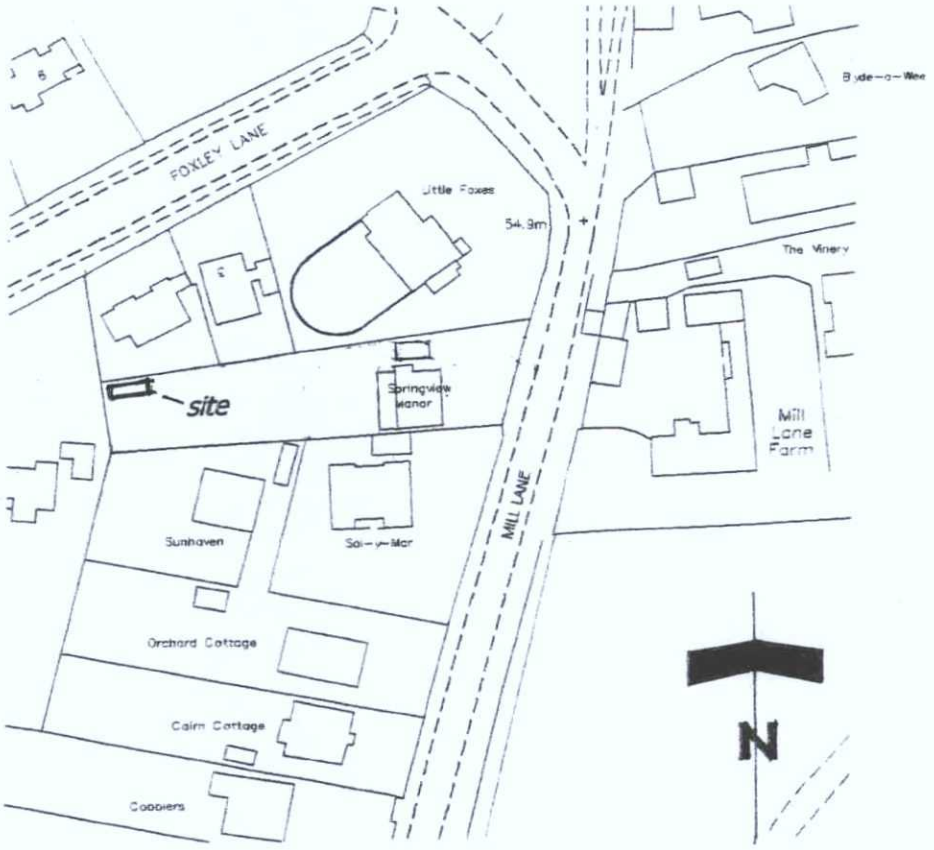
flower beds

water butts...wb

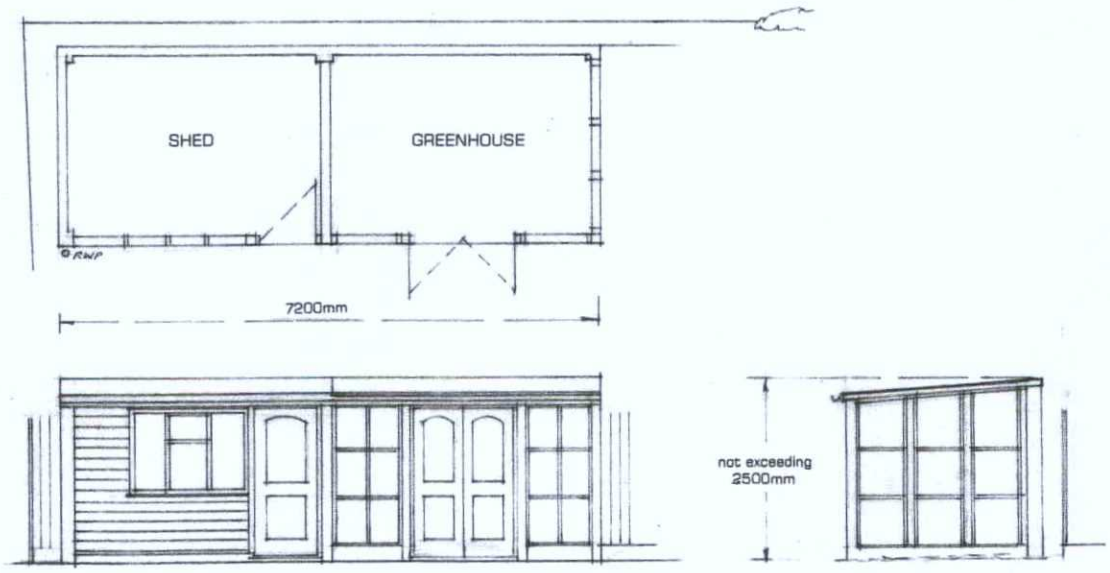
Plans TRC1 and 2 are supporting drawings to accompany proposals to comply with conditions imposed on pp WB/08/1049/FULL. They are intended solely for this purpose and are subject to final survey.

PLAN TRC1
scale 1:200


PLAN TRC 2
scale 1:200
54
33,000
visibility splays
Existing garage
demolished
2,000
concrete
crossover
drive 4.1m wide
aco drainage
channel
proposed splays (brick walls with piers
same height as existing walls)
Spring
View
Manor
grass verge
planted borders
(existing)
paved parking area (4 spaces)
(existing)
33,000
MILL LANE



source: Mr T Reed



SOUTH ELEVATION

EAST ELEVATION

Construction:
timber; with rear wall and
side (west) wall in blockwork

SCALE 1:100