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Worthing Borough Council
Development Management Development
Portland House
44 Richmond Road
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BN11 1HS

25th April 2023

Dear Officers,

RE: FLAT 1, 13 HEENE ROAD, WORTHING, BN11 3RL

This letter is submitted on behalf of Mr Kelmend Murataj in support of an application for the approval of details reserved by condition relating to the above site.

The application is made to discharge conditions 3 and 4 applied to the grant of planning permission AWDM/1616/22.

Worthing Borough Council approved AWDM/1616/22 on 20th December 2022. Planning permission was granted for:

Conversion of an existing three-bedroom flat into 2x two-bedroom flats (C3).

This approval of details application relates to conditions 3 and 4, which require details of the fencing to the rear garden and landscaping to be submitted and approved.

RTPI
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Condition 3 (which the Applicant seeks to discharge in this application) states:

> 03. Fencing details for the rear garden shall be submitted in writing to the Local Planning Authority. Only such details as approved shall be erected prior to first occupation of either flat and retained thereafter.
>
> **Reason**: *In the interest of amenity having regard to Core Strategy policy 16.*

Condition 4 (which the Applicant seeks to discharge in this application) states:

> 04. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building(s).
>
> **Reason**: *In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.*

SITE, AREA & PERMITTED SCHEME

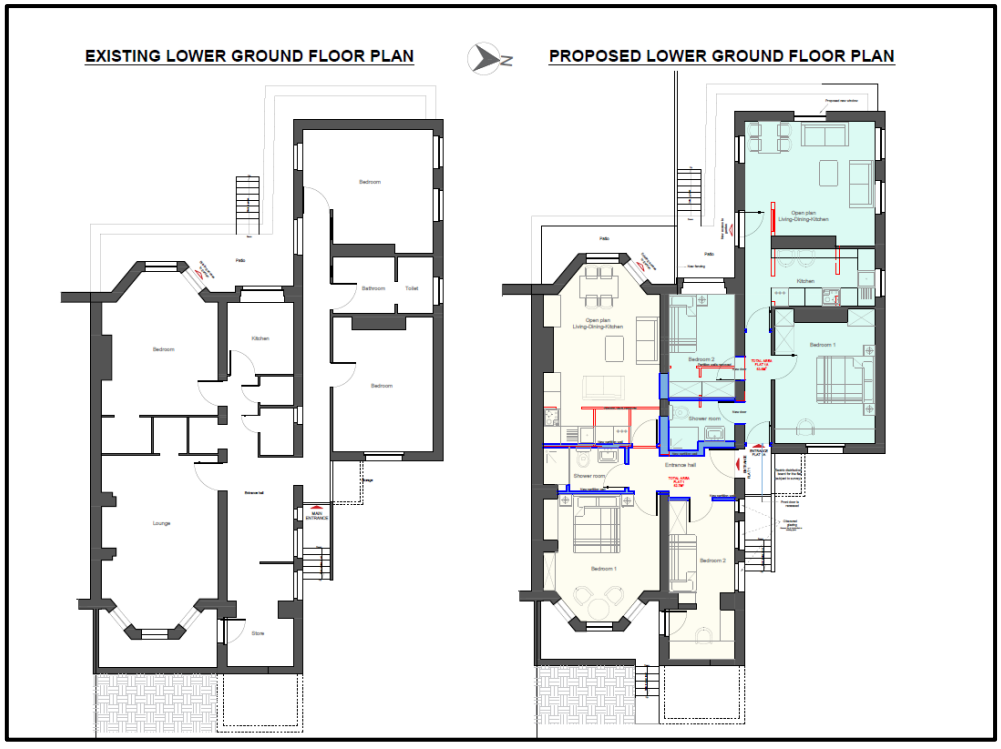
The application site comprises the entire lower ground floor of 13 Heene Road – an attractive three-storey over basement, early Victorian, semi-detached villa in central Worthing. The building is finished in cream painted stucco render and presents architectural detailing typical of its vintage.

The building is amongst a collection of early-Victorian residential villas to the western side of the street, which forms part of the Ivy Place Conservation Area. The eastern side of the street contains small-scale commercial premises, including shops, hairdressers, cafes and a public house.



(13 Heene Road, Worthing: Google Earth)

Flat 1 was a large (approximately 125m2) three-bedroom flat over the entire lower ground floor with a private rear garden. The flat was empty when the Applicant acquired it in mid-2022 and had fallen into poor condition. The planning permission granted under AWDM/1616/22 allowed for the conversion of the flat into 2x two-bedroom flats – Flat 1 at 62.7m2 with a patio to the rear and Flat 1a at 63.6m2 with a good-sized rear garden.



(Existing and proposed lower ground floor plans approved under AWDM/1616/22)

DISCHARGE OF CONDITION 3 – FENCING TO REAR GARDEN

Enclosed with this application is drawing *A-10: Proposed site / garden plan*. The drawing (which includes photographs) shows close-boarded timber fencing to either side and back edge of the rear garden assigned to Flat 1a. A shared access path is retained to the north side leading to two gates. One gate allows occupiers of the Ground Floor Flat at 13 Heene Road to access their garden which is to the rear of Flat 1a's garden. The other provides secondary / rear access to the garden for Flat 1a.



(Photograph of timber fencing proposed)

As can be seen suitable details of the fencing to the rear gardens are proposed. Condition 3 should be discharged accordingly.

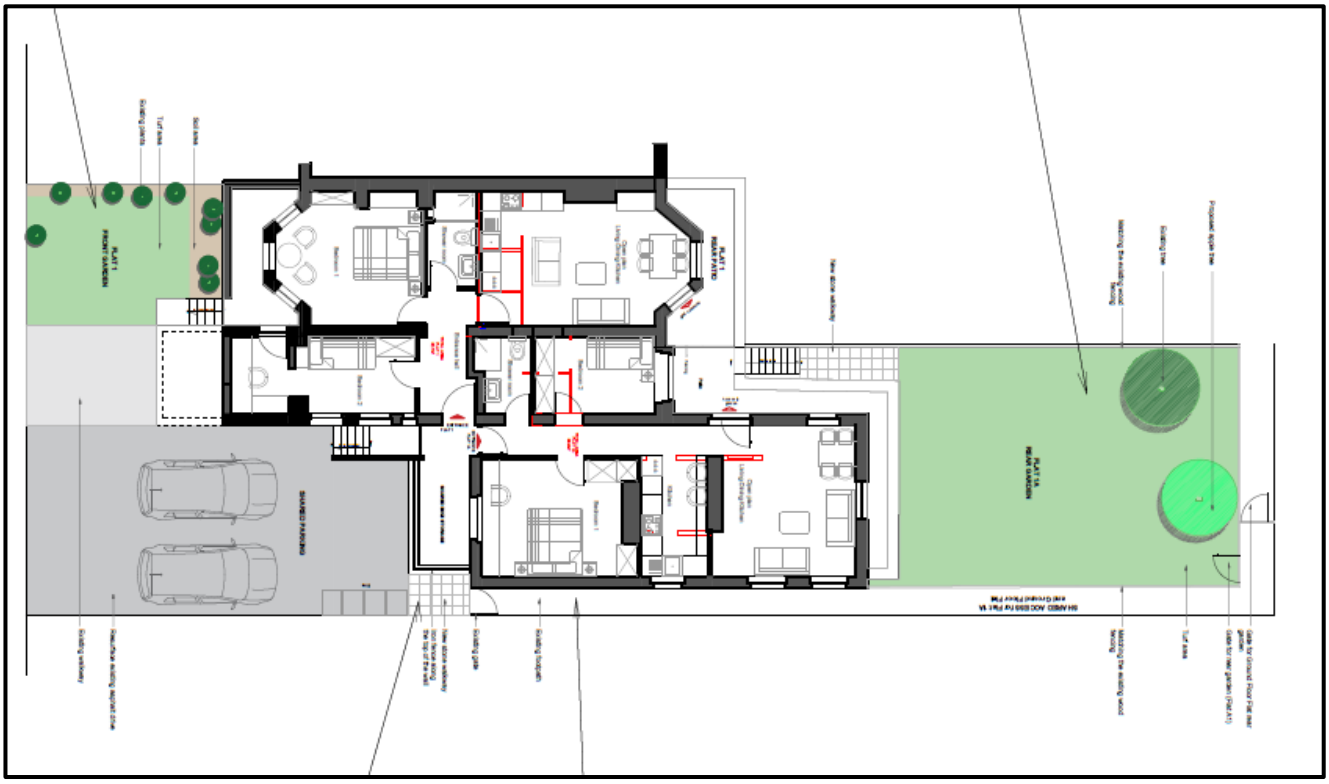
DISCHARGE OF CONDITION 4 – SOFT & HARD LANDSCAPING

Also included on drawing *A10 – Proposed site / garden plan* are details of the proposed hard and soft landscaping. As shown in the photographs and plan submitted the front garden benefits from existing semi-mature plants including types of palm tree and

hydrangeas that are robust enough to withstand the coastal conditions. These plants are maintained and supplemented by a low maintenance Astro turf area.

The parking area to the front of the building will be re-surfaced with a new layer of asphalt. Mid-grey stone pavers will be laid at the entrance to the side access and to the rear of Flat 1a at the path from internal living space to rear garden.

The rear garden for Flat 1a will have a new turf lawn laid. The existing tree to the south side of the garden will be retained. A new apple tree will be planted to the rear of the garden.



(Extract proposed site / garden plan)

In light of the above, and the enclosed, the LPA is respectfully requested to discharge conditions 3 and 4 applied to planning permission AWDM/1616/22. Please advise if any further information or clarification is required.

Yours faithfully

Lewis & Co Planning