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WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 15 FEB 2011
TO JM REF No. 207.

10th February 2011

F.A.O.Ms Jo Morin

PLANNING APPLICATION REF: WB/08/0670/FULL
PROPOSAL: Proposed 3 bedroom house attached to the side of existing property.
LOCATION: 21 Boxgrove Worthing, West Sussex.

In reply to the E-mail with reference to Planning Conditions:
Note the building has been constructed and is nearing completion.

Condition 2: Sustainable design features:
All timber used in the construction shall be from sustainable sources.
The calculation of the energy efficiency of the building has taken into account solar gain energy, daylight and natural air flow ventilation incorporated within the heating and ventilation of the buildings. SAP 2005 will be used to calculate the energy efficiency of the building to required government standards. An air pressure test will also be carried out to determine the air tightness of the structure to reduce heat loss.
Energy efficient appliances:
Central heating system to include a programmer, room thermostat and thermostatic radiator valves.
The domestic boiler to be a condensing boiler with a SEDBUK rating of not less than 86%.The boiler used is an Alpha CD28C condensing boiler with a SEDBUK efficiency rating of 92%
All taps in the kitchen, bathroom and downstairs W.C. to be fitted with flow reducing devices to limit the volume of water
Both WC's to incorporate a dual flush system to limit volume of water on first flush.
Energy efficient lighting
High efficiency light fittings, capable of only accepting lamps having an efficacy of 40 lumens per circuit-watt, shall be provided in accordance with para. 43 of AD L1A

a. one per 25m2 of floor area of the dwelling or part thereof or:
b. one per 4 fixed light fittings.

It is proposed that a rainwater diverter system will be incorporated within the surface water system including a storage facility to provide for the re-use and re-cycling of rainwater.
Excavated material from the site will be graded and re-used to backfill soil and surface water drain trenches.
The composting of domestic food and garden waste shall be provided for with a proprietary compost receptacle.
2 No. bird nesting boxes shall be provided in the back garden (21 and new dwelling).
In addition the kitchen has the following appliances:

- Lamona 1200 rpm A+A washing machine (A rated appliance)
- Lamona 50/50 fridge/freezer (A energy rated appliance)
- Lamona dishwasher HJA 8630 (A energy rated appliance)

Condition 3: See attached photo of new fence to southern boundary.
Condition 6: Hard and soft landscaping see drawing BX/1A + details
Note: the original hard standing at 21 Boxgrove, included the whole frontage as hard standing for 2 cars, this has been retained without any alteration.
Condition 7: External building work has now been completed, see attached photo for condition of the hedge.
Condition 9: Secure cycle parking facilities see attached photo (new shed 1.2m x 1.8m)
Condition 10: Each dwelling shall be provided with refuse storage equal to 0.25 m3 which should incorporate a provision for recycling. See drawing BX/1RS

Condition 11: See drawing BX/1A + details
Condition 14: See drawing BX/PA1/E (2 copies)

For Scorpio Property Ltd.

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Martin O'Brien February 2011