From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 16 October 2020 10:09
To: Peter Barnett
Subject: Re: AWDM/1336/20 - 12 Sandown Road

Flag Status: Flagged

Hi Peter,

Apologies for the delay in response.

The proposed FFL is fine. As indicated in my previous correspondence, if you are minded to approve this application please apply the following condition to ensure it is adequately drained and does not increase flood risk elsewhere.

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

and the accompanying informative:
"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

I would advise the applicant to get in contact with me as soon as possible so that they can complete the required winter testing and monitoring in the coming months to avoid delays. I am happy to advise on this further to ensure that our requirements are met and avoid any abortive work.

Kind regards,

Kind regards,

On Mon, 5 Oct 2020 at 10:50, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Laura

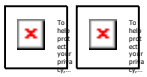
Further to your original comments I have received the attached amended plans, raising the floor level by 300mm.

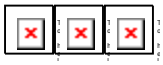
Would you please confirm that this is now acceptable?

Thanks

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS





---------- Forwarded message ---------
From: **Toby Richardson** <toby@drltd.co.uk>
Date: Fri, 2 Oct 2020 at 16:53
Subject: RE: AWDM/1336/20 - 12 Sandown Road
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Good afternoon Peter – Further to recent correspondence, please see attached updated drawings and arboricultural impact assessment as requested.

The results of the assessment indicate that the existing summerhouse can stay in its current proposed location, however we await comment on this from the tree officer on this in relation to the AIA.

We have raised the floor level of the proposed dwelling as requested by the flood prevention consultee, and included a ramped access at the front in order to provide a level access in compliance with Part M of the Building Regulations.

Please let us know if you require any further information.

Kind regards,

Toby Richardson RIBA

Director + Architect

Deacon + Richardson Architects Ltd

253 Ditchling Road

Brighton BN1 6JD

T: 01273 888080

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@DR_Architects

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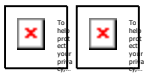
From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 23 September 2020 14:53
To: Toby Richardson <toby@drltd.co.uk>
Subject: AWDM/1336/20 - 12 Sandown Road

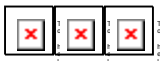
Dear Toby

Could you please give me an update on the tree survey and possible amended plans for the outbuilding and extension?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS





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Laura Gibbons
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