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Our ref: POW/1860/12

6th March 2014

Mr Peter Devonport - Planning Services
Worthing Borough Council
Portland House
Richmond Road
Worthing
West Sussex BN11 1LF

ADUR & WORTHING
11 MAR 2014
PLANNING SERVICES

Dear Peter

Re: WB/10/0753/FULL– Conversion of two villas from former residential care home to ten flats including demolition of extensions (and associated structural alterations); and erection of mews development comprising three terraced properties and one detached house, with associated landscaping and parking. Arundel Court Nursing Home, 6 & 8 Mill Road, Worthing

I write with regards the conditions attached to the permission dated 01.11.2010 to request a discharge of these as follows and the attached supporting information. Please also see enclosed a cheque for £97.00 for the Discharge of Conditions Fee.

Condition 2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission.

21008/101-A
21008/102-A
21008/103-A
21008/104-A
21008/105-A
21008/300-B
21008/301-D
21008/302-B
21008/303-C
21008/304-D-
21008/305-E
21008/306-C
21008/307-D
2010/127/001-A
2010/127/002-A
2010/127/003-A
2010/127/004-A
Tree Constraints Plan
Tree Protection and Retention Plan
Initial Arboriculturalist's Report

Stage 1 Road Safety Report/ Designers' Response
Reason: For the avoidance of doubt and in the interests of proper planning.
Pre-commencement conditions
We confirm the development will be carried out in accordance with the approved plans noted above with the acception of the amended plans noted below.

Condition 3. Notwithstanding the submitted drawings, the development shall not commence unless and until architectural details of the new development (including alterations) have been submitted to and approved by the Local Planning Authority. These shall include details of:-
a) Porches
b) external windows (all trickle vents shall be concealed) and doors
c) dormers and rooflights
d) eaves and soffits
e) roof hips and ridges.
f) chimneys
g) finials, bargeboards and rafters
h) window arches
i) rainwater goods, external metre boxes, flues and cables associated with utilities.
k) bays, cornices, string courses and parapets
For avoidance of doubt, the design of the windows to the mews cottages is not approved. The development shall not be built other than in full accordance with any such approval.
Reason: In the interest of visual amenity, in particular the design of the windows to the mews cottages is unsympathetic. This is to accord with Saved
Worthing Local Plan policy BE1 and Planning Policy Statement 1: Delivering
Sustainable Development, Planning Policy Statement 3: Housing and PPS5: Protecting the Historical Environment (see also condition).
Also further planning comments:

a) **The elevation drawings for Nos 6 and 8 are incorrect. The roof ridge and front gable heights are too low, the front gable roof pitch too shallow and the front windows too large when compared with the approved elevations. After careful analysis, it appears that the root of the roof misrepresentation is an incorrect roofplan 21008/306/C. In both buildings this plan implies the front gable roof pitch is the same as that of the main roof. This results in the flat area of the reconfigured roof being much larger than would be the case in reality and therefore the height of the main ridge and the front gables being far less tall than the existing roof/gable and that shown in the approved elevations. It is essential this fundamental inconsistency is corrected. The cramped siting of the front gable window is also explained by this but not the oversize of the windows in the front elevation.**
It was agreed with Peter Devonport that the drawing would be correct to match roof levels as indicated on the site Topographic survey. Please see amended drawings; 504-C2, 507-C2, 508-C2, 524-C2, 526-C2, 527-C2

b) **The functioning of the two roof terraces needs further explanation. A section is necessary to show parapet, ceiling levels, handrail and steps, door and roof level and to demonstrate this works.**

Please see drawings 528-C1 & 529-C1 – showing sections G & H that indicate the terrace.

c) **Details of the rooflights are necessary- velux conservation models are unacceptable as they are too proud of the roof; the metal window company models are preferred. Rooflight**
We confirm that the Velux rooflights will be changed for the metal style Conservation Rooflights made by The Rooflight Company Conservation to match size shown to drawings. Please see attached literature for approval.

d) **The fascia boards are deep and inauthenticly plastic. They should be timber and incorporate suitable period decorative features. The bargeboards to Nos 6 and 8 should take their cues from those on the original designs – elevations enclosed.**
We confirm that all fascias, barge boards, soffits etc will be timber in period style except for the mews which can remain white UPVC altered to show reduced impact i.e. not as deep.

e) **Details of the vents to Nos 6 and 8 required- decorative metal fixing required on outside).**
Please see attached proposed literature for cast iron airbrick vents and round cast iron vents to be used for extracts etc. All to incorporate fly mesh and sized to suit application.

f) **Drawings are required to demonstrate the new mouldings on the extensions faithfully replicate the original on No 6 and 8.**
Please see Drawing PC-01 that indicates accurate representation of existing mouldings to be replicated for use to replaced damaged mouldings to existing and new mouldings to proposed extensions. These will be manufactured using Jesmonite then installed and decorated in to match existing.

g) **The windows on the No's 6 and 8 should incorporate horns**.
Windows designs have been adjusted to suit this comments. Please see drawings 548-C2, 549-C2, 535-C2, 556-C2, 516-C2 & 517-C2, attached for approval. Also See Sample window (Lomax & Wood Manufacturer).

h) **The distance between the windows on the upper floor at the front of the mews terrace should be marginally reduced to improve the composition and corresponding alignment of the ground floor door and window. The front doors of the mews terrace appear to be rather narrow, in any event.**
Window and door positions have been adjusted to suit comment by slight adjustment in alignments. Entrance door was previous shown oversized i.e. taller than standard size giving illusion of narrow appearance. Door height has been reduced to standard height. Please see Drawings 541-C2, 545-C2 that reflect these changes.

i) **The gatehouse building mouldings need more detail to demonstrate an authentic classical design is provided.**
Please see Sample 1, to show proposed finish of gatehouse Corbelled mouldings to bay window.

j) **The shortcomings of the windows previously submitted under drawing 11-014-549-A have not been addressed i.e. external frame of the gate house windows is unduly exposed and looks too heavy and the midrail looks impractically thin. The accuracy of these drawings is highly questionable.**
As noted to comment g) above.

Condition 6. Notwithstanding the submitted plans, no development shall commence unless and until details of the design of the roof terraces and allied

alterations have been submitted to and approved by the Local Planning Authority. The details shall include parapet and integral planter height and design; delineation of roof terrace areas and measures for reducing the internal roof and ceiling heights of the flats beneath and allied alterations to windows necessary to lower the roof terrace and prevent overlooking from the roof terrace and reduce the height and dominance of the parapets. The development shall not be built other than in accordance with any such approval and the approved arrangements shall be retained thereafter.
Reason: to prevent unacceptable overlooking from the roof terraces to adjacent and other occupiers' dwellings and gardens, whilst achieving an acceptable quality of design for the extension to the villas in accordance with Saved Worthing Local Plan policies BE1, H18 and RES7 and PPS5: Protecting the Historical Environment.
Please see comments to Condition 3 comment b) above to address this condition.

Condidtion 7. Notwithstanding the submitted drawings, the development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.
Reason: In the interests of visual amenity in accordance with Saved Worthing Local Plan policy BE1 and Planning Policy Statement 1: Delivering Sustainable Development and PPS5: Protecting the Historical Environment.
Please see submission of examples as listed;
External walls to No.6 & No.8 extensions to be cement sand render decorated to match existing (no example submitted).
Sample 2 - Roof finish to pitched roofs to be Slate Siga 37.
Sample 3 - External finish to Gatehouse and Mews to be white precoloured render system from the Brillux range.
Sample 4 – EPS rendered window cill for the Gatehouse.
Sample 5 – Marshalls Tegula Priora Pennant Grey, Permeable paving to parking area

Condition 12. Notwithstanding the submitted drawings, no dwelling shall be occupied unless and until details and the siting of refuse, recycling and domestic composting facilities for the dwellings has been submitted to and approved by the Local Planning Authority and the development shall not be built other than in accordance with any such approval.
Reason: In the interests of hygiene and visual amenity and to minimize land fill in accordance with Saved Worthing Local Plan policies BE1, H18 and RES7 and Planning Policy Statement 3: Housing and PPS5: Protecting the Historical Environment.
Additional planning comments; No details have been submitted other than in the landscaping plans/ site layout. This issue was tied up with the landscaping. The scheme has not been designed to allow refuse vehicle to enter site.
There is some room for manoeuvre in achieving the optimal distance between residents having to lug their waste and the bin staff having to lug the bins but I am keen to avoid sting that is visually intrusive or too close to a dwelling. I have asked our Waste manager to discuss the proposal with you.
Please see attached drawing SR-01 to be issued to Paul Willis - Waste Strategy Manager for comments.

I look forward to receiving confirmation that these conditions have been discharged accordingly.

Yours sincerely,

[redacted]

Gavin Mustion BSc (Hons) ACIAT

Encs:

1x Amended drawings; 504-C2, 507-C2, 508-C2, 524-C2, 526-C2, 527-C2, 528-C1, 529-C1, 548-C2, 549-C2, 535-C2, 556-C2, 516-C2, 517-C2 541-C2, 545-C2, PC-01 & SR-01

1x Sample 1, Gatehouse Rendered EPS Corbelled mouldings to bay window.
Sample 2 - Roof finish to pitched roofs to be Slate Siga 37.
Sample 3 - External finish to Gatehouse and Mews to be white precoloured render system from the Brillux range.
Sample 4 – EPS rendered window cill for the Gatehouse.
Sample 5 – Marshalls Tegula Priora Pennant Grey, Permeable paving to parking area.

1x Window Sample by Lomax and Wood

Cc: Mr Jadoo