From: Jackie Lavy [jackie.lavy@dwelectrical.co.uk]
Sent: 07 November 2012 13:08
To: Peter Devonport
Cc: Darren Wetherill
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Attachments: revised dw office drawing.no 3 - 7.11.12.pdf

Hi Peter

See attached –

I have made the planting at an angle to allow for the parking of two cars if necessary – hope this is ok.

I have put a short strip of planting behind the wall then an area for the bin and then another small planting area

Regards

Jackie

From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 07 November 2012 12:30
To: Jackie Lavy
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Jackie, Thanks. Almost there – I would like to see some more soft landscaping in the front garden as per my previous email. Key parts are deeper strip in front of bays and to screen the bin storage area in the front garden ie behind the font wall - a structure to accommodate the bins is not necessary here – simply an allocated space.

Thanks

Peter Devonport – Team Leader Development Control | Planning, Worthing Borough Council
Location: Portland House, Richmond Road, Worthing, BN11 1LF.
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From: Jackie Lavy [mailto:jackie.lavy@dwelectrical.co.uk]
Sent: 07 November 2012 10:37
To: Peter Devonport
Cc: Darren Wetherill; carol@planright.co.uk
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Morning Peter

The Dwarf walls are less thank0.6M at present so this is not a problem we will ensure that any pillar is no higher at the access point.

Amended drawing attached – Sorry for the quality!

I trust we are all set now for the planning meeting?

Regards

Jackie

From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 07 November 2012 09:53
To: Jackie Lavy
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Jackie,

Many thanks for your responses which are welcomed.

I have received comments from the Highway Authority on the revisions and they are happy subject to it being made clear on the drawing that the dimensions of the vehicular access by the back edge of the footpath is 3 ms in each case and that the wall each side of the accesses be no taller than 0.6 ms for a distance of one metre (pedestrian splays) after which it may rise to the agreed height.

The retained hatched area indicating the original single point of access needs to be removed or an annotation added explaining this is a redundant feature.

If you can amend, then that is now resolved.

Thanks

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From: Jackie Lavy [mailto:jackie.lavy@dwelectrical.co.uk]
Sent: 06 November 2012 16:35
To: Peter Devonport
Cc: Darren Wetherill; carol@planright.co.uk
Subject: FW: 21-23 Buckingham road; AWDM/0926/12

Hi Peter

We have made some comments on your responses.

Could you let me know if this is now ok or if you still require the drawings to be amended yet again?

Regards

Jackie

From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 06 November 2012 13:44
To: Jackie Lavy
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Jackie,

Many thanks.

This goes along way to meeting my concerns.

I could reserve all the details by condition but would prefer to finalise as much as we can at this stage, so I suggest the following refinements to softer and domesticate the appearance of the forecourt at least ;

1. Screen the bins store area behind some soft landscaping.
   RESPONSE: We did show some soft landscaping by the bin store anymore and you will not be able to get the wheelie bins out of the front.
2. Add strip of soft landscaping by boundary walls with No's 19 and 25
   RESPONSE: This is not a problem but would reduce the area to get two cars onto the hardstand
3. Deepen the soft landscaped strip in front of the houses to beyond the bays.
   RESPONSE: Again this is not a problem but you would definitely only get one car onto the hardstand
4. The soft landscaping the rear gardens is rather mean and tokenistic. Can this be increased please RESPONSE: As this is already laid to hard landscaping and the seating area is small as you have said we would hope to increase but until we carry out further investigation we are unsure of what is below the surface.

We can deal with the windows and door by condition.
.

Regards

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From: Jackie Lavy [mailto:jackie.lavy@dwelectrical.co.uk]
Sent: 06 November 2012 12:20
To: Peter Devonport
Cc: Darren Wetherill; carol@planright.co.uk
Subject: FW: 21-23 Buckingham road; AWDM/0926/12

Hi Peter

Please find attached an updated drawing which I hope will cover your points. We have made responses to your comments – please see below.

I trust this is all ok now and apologise for the hand drawn amendments I trust these are ok.

Regards

Jackie

From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 05 November 2012 14:33
To: Jackie Lavy
Cc: 'PlanRight'
Subject: FW: 21-23 Buckingham road; AWDM/0926/12

Jackie, in carol's absence, please respond urgently.

Regards

Peter Devonport – Team Leader Development Control | Planning, Worthing Borough Council
Location: Portland House, Richmond Road, Worthing, BN11 1LF.
Internal: 1345 | External: (+44)01903 221345 | E-mail: Peter.Devonport@Adur-Worthing.gov.uk

Please think before you print this and save paper

From: Peter Devonport
Sent: 05 November 2012 14:30
To: PlanRight
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Dear Carol,

My strong preference remains for the front gardens to be separated, each with their own vehicular accesses and retaining a much of the front wall as possible. A 3 ms vehicular access (which would double as pedestrian access) would still leave space for a 2.5 ms run of front boundary wall, per house. I have spoken to the Highway Authority who have no objections to this arrangement and reversing out is a common feature of the other properties in the terrace with open forecourt parking. The shared current access arrangement may also be unattractive for future purchasers because of the shared liabilities and responsibilities.

RESPONSE: Drawing attached showing amendment

I am aware that new windows are planned at No 23 only but the existing Georgian style window is inauthentic and unattractive and the reinstatement to residential offers the opportunity to return to a more period and authentic arrangement- at least incrementally . No doubt a similar approach will be adopted for the application at No 25.

RESPONSE: Correct only changing windows in 23 as No 21 has new windows and it would be an economical drain on the project to replace them. We note your comments on the windows and will forward details prior to installation which we note you have included as a condition of planning.

I am disappointed that there are no plans to upgrade the forecourt to lend them a more domestic character as I have requested. Nor have you indicated a willingness to partly soft landscape the rear gardens.

RESPONSE: The updated plans attached show the new footpath area to the front door and also the soft planting by the window. We thought for ease of access the bin storage area would be better at the roadside of the property. This would remove the problem of any smells and also make life easier for the bin-men. We have included some further planting in front of this area to shield the view of the bins from the houses.

It would be more environmentally and budget friendly to leave the existing hard standing in place and just remove the minimum to make the property more residential.

I remind you this is a controversial proposal where no evidence of marketing has been submitted and the quality of the residential conversion will be critical in making the case and the access, walls and landscaping issues have already been discussed and agreed previously in principle.

Please supply the necessary reassurances that the above will be addressed and I am happy for this to be secured by condition given the timescales for Committee.

Regards

Peter Devonport – Team Leader Development Control | Planning, Worthing Borough Council
Location: Portland House, Richmond Road, Worthing, BN11 1LF.
Internal: 1345 | External: (+44)01903 221345 | E-mail: Peter.Devonport@Adur-Worthing.gov.uk

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From: PlanRight [mailto:carol@planright.co.uk]
Sent: 01 November 2012 10:24
To: Peter Devonport; jackie.lavy@dwelectrical.co.uk; Darren Wetherill
Subject: Re: 21-23 Buckingham road; AWDM/0926/12

Dear Peter,
Thank you for your email below.

We have the following comments to make:
The front gardens have been laid out specifically so that they integrate with the residential dwellings to the north and differentiate from the commercial premises to the south. The front walls are to be reinstated which is the prevalent character of the street and flower beds will provide an element of soft landscaping. The existing tarmac will remain, this has been in situ for over 12 years and we have no immediate intention to change this. The problem with the open frontage is that for many years now have suffered from third parties parking on our land especially on a Friday and Saturday evening to go to the chip shop or even to visit restaurants and pubs in the town centre! Once the properties become residential if the frontages remain open, it is likely that these problems may still occur. Many people would not notice that the sign had gone and would assume the premises were still in commercial use and would continue doing what they have done over the years. The new dwarf walls will delineate the private use of the frontage and would prevent any unnecessary issues with third party parking as well as screening the bin stores from public view. As an aside, part of the permission in 2003 to change to offices was that the front wall was retained.

Buckingham Road is a busy thoroughfare. Creating two individual accesses would mean that it would be difficult to turn on site and leave the properties in a forward gear. With a shared access there is ample room for turning thus allowing safer access and egress to and from the properties.

We confirm the signage will be removed and this is annotated on the submitted proposed photographs.

We are not intending to change the windows of either property at this time. Again when the previous application was approved we were required to match the style of window to that of the neighbouring properties, No 23 has had Georgian style windows which match No.25 for over 12 years which is when we took the building. Now all 3 properties are similar in appearance and the Georgian windows have become part of the character of this part of Buckingham Road. However we are willing to accept a condition for further details should you feel that this is appropriate.

We will change the doors so that they are similar in appearance with no 25. Details of the doors can be secured by condition as can the re-siting of the bin storage area.
We trust that this email correspondence answers any outstanding queries with regard to the issues raised in previous correspondence. Please do get back to Darren or Jackie if you have any further queries as I will be out of the office from November 5th until 17th.

From: Peter Devonport
Sent: Tuesday, October 30, 2012 4:10 PM
To: 'PlanRight' ; mailto:jackie.lavy@dwelectrical.co.uk
Subject: RE: 21-23 Buckingham road; AWDM/0926/12

Post script

Just seen submitted impression of front. Doors need to be solid four panel Victorian and fan light as per No 25 . Pleased to see signage removed. If new windows small pane Georgian style unsuitable. Original would have been sashes- see Queens Place for example as very similar terrace . Plastic sashes (rehau) ok

Carol/Jackie

Aiming for next Committee – thanks you for the additional material.

However, I wish to revisit an idea I discussed with Jackie some weeks ago. I should like to see the front gardens laid out with individual vehicular accesses and open parking. There is, upon inspection, adequate room for buffer soft landscaping between the parking space and the front of the house and also some boundary soft landscaping at the front. Hard landscaping should be pavers. I wish to retain as much of the front wall (as well as reinstated low walls between Nos 21 and 23) as possible. Walls to be best vernacular.

Also it would be helpful if detail of the replacement front door and windows ere to be submitted now as well as resited bins stores on near sides of front gardens. Can you also confirm the signage at the font will be removed.

Pleas supply revised drawings as necessary.

Regards

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Please think before you print this and save paper

From: PlanRight [mailto:carol@planright.co.uk]
Sent: 29 October 2012 15:21
To: Peter Devonport
Cc: Darren Wetherill
Subject: 21-23 Buckingham road

Dear Peter,

In light of the further information you should have now received on the above could you please let me know whether it is your intention to take this to the next Committee for a decision or whether you are able to make a decision under delegated powers.

kind regards,

Carol

Carol Wheeler MRTPI
Planright UK Ltd
07753 938725

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