

## **Addendum to Worthing Planning Committee Agenda**

**Meeting Date - 21<sup>st</sup> October 2015**

The following agenda item has updates to the original Committee report.

**Application Number: AWDM/0827/15**                      **Recommendation – Approve**

**Site:                      Anchor Court Marine Crescent Worthing West Sussex**

**Proposal:              Addition of third storey to roof to provide 3no. additional flats including infill extension to provide internal staircase, new balconies to south elevation, alterations to windows, doors and facing materials, and creation of separate patio areas for ground floor flats together with 4 new parking spaces at rear and refuse storage area and conversion of an existing garage to cycle store.**

### **Update**

Revised drawings have been received showing the top floor set back at the rear by some 300mms with glazed balustrade (despite these areas not being readily accessible).

In addition, the circulation cores (proposed new lift and stair), as well as the proposed bin store, have now been clad in a natural lime-based render rather than zinc.

### **Officer Comment**

These are welcome improvements which soften the appearance of the north elevation, give more articulation and break-up to the brick and zinc facades.

It is prudent to secure no access other than for maintenance purposes to the set back areas created.

It is noted that there is a rooflight in the facing east roof elevation of the adjacent house at 6 Marine Crescent and windows in the facing west elevation of the proposed new storey top floor. However, given the slope of the rooflight and its relatively elevated position, no unacceptable overlooking should occur.

### **Recommendation**

Unchanged except add new condition to secure provision of glazed barrier to prevent access other than for maintenance purposes to the set back areas on the north and west elevations.

**Application Number: AWDM/1492/14**

**Recommendation –Approve subject to outcome of discussions with District Valuer and Applicants in respect of development viability and scope to secure commuted sum towards a offsite affordable housing through a S106 legal agreement**

**Site: 66 Rectory Gardens Worthing West Sussex BN14 7TQ**

**Proposal: Demolition of existing industrial building and construction of 2 x 2 bed houses (two storey with roof terrace), 2 x 2 bed houses (three storey) and 4 x 4 bed houses (three storey), together with parking and landscaping**

## **Update**

The District Valuer's independent draft viability appraisal has now been received. This concludes ;

*Our assessment suggests that with the above costs and values, the scheme is unlikely to be able to support any offsite or onsite affordable housing or S106 contributions. On the basis of an All Private scheme with no contributions (Appendix 1) the scheme returns a deficit of approximately £6,000.*

*The main differences between the applicant and DVS lie in the land value and base build costs. Should the applicant wish to contest our values we will need to examine their comparable evidence regarding the value of the site, a Quantity Surveyors breakdown of build costs and justification of the profit level utilised.*

*On the basis that the Council is prepared to consider granting consent with a reduced level of contributions and since we are assessing this scheme in the current market, we would recommend that if the scheme is not delivered within an agreed timescale that an automatic viability review be triggered.*

This supports the applicant's contention that the scheme will not provide sufficient profit to sustain the development contribution requested (£69,200) towards off site affordable housing.

This is regrettable but would be very difficult to contest.

In these circumstances the benefits of allowing the development to proceed without the affordable housing contribution outweigh any other concerns over lost potential.

The District Valuer, however, does note that the situation could change in the near future and so it would be prudent and justifiable to secure by a legal agreement a review of the contributions payable should the implementation of the development be delayed.

The applicants have signalled their agreement to this in principle.

### **Recommendation**

That the decision in this case be delegated to the Director for the Economy to await the completion of a legal agreement to secure a review and suitable clawback mechanism should the development implementation be unduly delayed and profitability improve with a view to planning permission being granted subject to the conditions set out in the substantive report.

***Director for the Economy 16.10.15***