



WORTHING BOROUGH COUNCIL

12 November 2018

Worthing Planning Committee

Date: 21 November 2018

Time: 6:30pm

Venue: Gordon Room, Stoke Abbott Road, Worthing

Committee Membership: Councillors Paul Yallop (Chairman), Alex Harman (Vice-Chair), Noel Atkins, Richard Mulholland, Hazel Thorpe, Nicola Waight, Paul Westover and Steve Wills.

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail

heather.kingston@adur-worthing.gov.uk before noon on Tuesday 20 November 2018.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Confirmation of Minutes

To approve the minutes of the Planning Committee meetings of the Committee held on Wednesday 17 October 2018, which have been emailed to Members.

4. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

5. Planning Applications

To consider the reports by the Director for the Economy, attached as Item 5.

6. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by midday on Monday 20 November 2018.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services - democratic.services@adur-worthing.gov.uk

(**Note:** Public Question Time will last for a maximum of 30 minutes)

Part B - Not for publication - Exempt Information Reports

None

Recording of this meeting

The Council will be voice recording the meeting, including public question time. The recording will be available on the Council's website as soon as practicable after the meeting. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Heather Kingston Democratic Services Officer 01903 221006 heather.kingston@adur-worthing.gov.uk	Edwina Adefehinti Locum, Legal Services 01903-221358 edwina.adefehinti@adur-worthing.gov.uk

Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.



Planning Committee
21 November 2018

Agenda Item 5

WORTHING BOROUGH
C O U N C I L

Ward: ALL

Key Decision: Yes / No

Report by the Director for Economy

Planning Applications

1

Application Number: AWDM/0263/18

Recommendation – Approve subject to the receipt of satisfactory comments from the Highways Authority and the completion of a unilateral undertaking to secure a replacement community facility

Site: Jubilee Hall, Greenland Road, Worthing

Proposal: Demolition of Jubilee Hall and No.10 Greenland Road and erection of 7 no. three-bedroom and 2 no. two-bedroom houses and 1no. block of 5 no. two-bedroom flats with associated landscaping, car parking, car barn and vehicular access drive.

2

Application Number: AWDM/0271/18

Recommendation – Approve

Site: Durrington New Life Church, 113 Salvington Road, Worthing

Proposal: Demolition of Durrington New Life Church and erection of part two/part three-storey flat block consisting of 7 no. 2-bedroom flats with associated landscaping and car parking accessed off Salvington Road and Greenland Road.

3

Application Number: AWDM/1202/18

Recommendation – Approve

Site: 32-36 South Street, Worthing

Proposal: Residential conversion of part of first floor and all of second floor, with construction of third floor and rear extension at first and second floor level to provide 8no. flats and third floor roof terraces. Other external alterations including replacement shopfront on front (west) elevation with new front entrance door to proposed flats; ground floor alterations to rear (east) elevation to include rear access to flats; installation of new windows to upper floors and new style rendering to front elevations.

4

Application Number: AWDM/0879/18

Recommendation – Delegate for approval subject to the submission of satisfactory amended plans

Site: Land South of 6 Grand Avenue, West Parade, Worthing

Proposal: Variation of condition 1 and partial variation of condition 12 of Planning permission AWDM/1713/16 in order that some windows on parts of the east elevation are no longer obscure-glazed and that all balconies on the east elevation and the roof-terrace to flat 29, do not have privacy screens on their east side (this variation does not affect privacy screens to the roof terrace and stairs to flat 4).

5

Application Number: AWDM/1141/18

Recommendation – Approve

Site: 58/62 Portland Road, Worthing

Proposal: Change of use from car sales to private pay and display car park for the public with 8 parking spaces.

6

Application Number: AWDM/1177/18

Recommendation – Approve

Site: 12 Field Row, Worthing

Proposal: Demolition of store in rear yard and replace with single-storey extension to west elevation.

Application Number: AWDM/0263/18

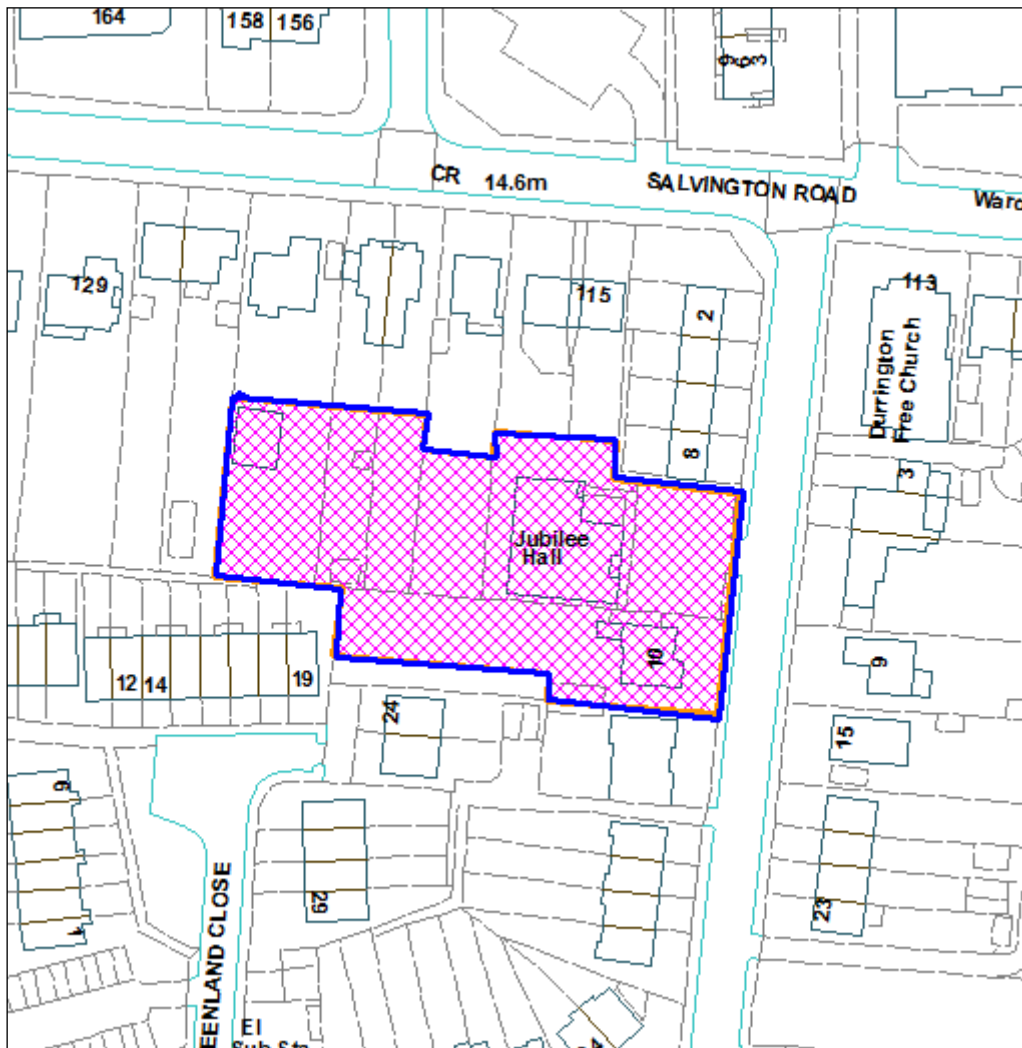
Recommendation – APPROVE
subject to the receipt of satisfactory
comments from the Highways
Authority and the completion of a
unilateral undertaking to secure a
replacement community facility

Site: Jubilee Hall Greenland Road Worthing West Sussex

Proposal: Demolition of Jubilee Hall and No. 10 Greenland Road and erection
of 7no. three-bedroom and 2no. two-bedroom houses and 1no.
block of 5no. two-bedroom flats with associated landscaping, car
parking, car barn and vehicular access drive.

Applicant: Trustees of New Life Church
Case Officer: Jo Morin

Ward: Durrington



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Site and Surroundings

The application relates to the Jubilee Hall and car park, the adjoining detached bungalow, No.10 Greenland Road, and former garden land to the rear of Nos. 119-123 Salvington Road (0.275 hectare site area).

The site is a maximum 41 metres wide and 79 metres deep, having a 35 metre wide frontage onto the west side of Greenland Road. Jubilee Hall dates from the mid-1960s, consisting of a larger, pitched roof volume with single-storey flat-roofed elements attached to the south and east sides. The accommodation, all at ground-floor level, consists of a church hall, meeting room, cloakrooms, kitchen, store and entrance lobby. The siting of the Hall is somewhat anomalous in the street, being situated deeper into the site in comparison to the building line of the residential dwellings adjoining to the north and south in Greenland Road. There is a tarmac car park in front of the Jubilee Hall with vehicular access from Greenland Road. An access drive to the north side of the Hall leads to a further, large expanse of tarmac car park at the rear of the building, wrapping around to the rear of No.10 Greenland Road. The latter consists of a detached bungalow situated within its own curtilage, with modest-sized front and rear gardens. It has been used as administrative offices in connection with the Church, including occasional prayer meetings, since 1992. The former garden land and summer house to the rear of Nos.121 and 123 Salvington Road is used for church-related social events (limited by a condition of planning permission to 6 per calendar year).

The buildings are not listed or located within a Conservation Area. There are no tree preservation orders on the site.

The site adjoins residential properties in Greenland Road to the north (No.8) and south (No.12); in Salvington Road to the north and west (Nos. 115 - 125); and Greenland Close to the south and west (Nos. 16-19 and 24).

Proposal

Permission is sought to demolish the existing church hall and associated buildings and redevelop the site to provide a total of 14 dwellings consisting of a 2-storey block (plus roof accommodation) comprising 5 no. flats and 2 attached houses on the site frontage onto Greenland Road; and a new vehicular access drive extending westwards from Greenland Road to serve a small cul-de-sac of 7 no. 2-storey houses comprising 2 no. semi-detached pairs plus a short terrace of 3 dwellings, with associated parking and landscaping. The application proposals have evolved following discussions with officers over a period of time, involving an amended layout and reconfiguration of the access drive, but no an overall reduction in the number of dwelling units.

This application is related to the proposed redevelopment of the New Life Church, 113 Salvington Road (AWDM/0271/18, also on this agenda) on behalf of the

Trustees of the New Life Church, to facilitate the relocation of the Church to their new site at the corner of Fulbeck Avenue and Fulbeck Way in West Durrington. Planning permission for a new place of worship comprising a 250 seat auditorium, chapel and ancillary accommodation, 42 car parking spaces, motorcycle and cycle parking (AWDM/0220/18 refers) was granted in May this year.

The application is supported by a Planning Statement (DMH Stallard), Transport Statement (Waterman Infrastructure), Stage 1 Road Safety Audit (EC Road Safety Ltd) and Designer's Response (GTA Civils), Flood Risk Assessment and Drainage Strategy, Contamination Risk Assessment, Noise Assessment and Preliminary Ecological Appraisal (all by Waterman Infrastructure & Environment Ltd) and Emissions Mitigation Statement (Redmore Environmental).

Relevant Planning History

Planning permission was refused in 2011 for the demolition of the Jubilee Hall and 10 Greenland Road and erection of a new church building with associated facilities including auditorium, meeting room, coffee shop, book shop, stores and small hall with 27 car parking spaces and associated landscaping on grounds of unacceptable impact on the residential amenities of 8 Greenland Road (WB/0780/FULL refers).

Consultations

West Sussex County Council: The Highway Authority initially raised a number of concerns relating to omissions and errors within the submitted Transport Statement and also concerns relating to the layout of the proposed new access onto Greenland Road, commenting as follows:-

"The proposals involve the demolition of the Jubilee Hall building and redevelopment into 14 homes. A Transport Statement (TS) has been provided. The transport statement follows accepted practice on assessing the use. It does not take account of actual local conditions when the adjacent school playing field is in use and at school starting and finishing times.

The TS estimates 8 vehicle movements in each of the morning and evening weekday peak hours. It is unfortunate that the trips for the current use have not been estimated. This makes it difficult to assess the before and after situation, although actual numbers are likely to be low. An estimate of trips for the current use is therefore needed. Page 15 of the transport statement refers to census information for West Oxfordshire. The applicant should make it clear whether these data have been used within the assessment for the Jubilee Hall site. If so, local data should be used instead.

The traffic demand due to the development is likely to have a modest impact on the local highway network given estimated the number of vehicle movements. However, the TS does not take into account the existence of other local facilities on Greenland Road or Salvington Road. These have an impact on parking demand and traffic flows on Greenland Road. The interaction of the various vehicle movements has not been considered by the applicant. The impact on pedestrians and cyclists should also be considered.

A review of accident data has been undertaken in para 2.8 and 2.9 of the TS. There is one recorded road accident in Greenland Road within the last four years. This involved a child crossing between parked vehicles and being in contact with an approaching car. We agree with the TS about the adequate access to sustainable transport facilities nearby.

The site's internal road and footway layout does not appear to pose any problems of access. Vehicle tracking drawings have been provided.

Road access to the site is shown on drawing WIE13316-SA-90-100-B01. The drawing appears to show a 'proposed footway crossing to local authority details' put over a topographical plan. The crossing is wider than the exit from the site now. This may lead to increased risk to pedestrians crossing the access and will inevitably result in loss of street car parking. The TS does not give any appraisal of these issues.

It would be helpful if the applicant could specify exactly what alterations will be made at the exit. A licence is required to create a dropped kerb, or widen an existing one, in front of a drive or hardstanding. Please note that a road safety audit is needed, in line with our policy which is available on the County Council's website. The visibility splays shown on WIE13316-SA-90-100-B01 rely on no cars or vans being parked and we need more information on how the applicant intends to make sure that the splays can be achieved.

Please re-consult when responses to these concerns are received."

Following re-consultation on the amended layout a highways objection was raised on the basis that concerns outlined in the initial formal response had not been addressed, as follows:-

"The application is not supported by sufficient highways and transport information to show that the proposed development will not be prejudicial to highway safety. Should the applicant wish to pursue the proposal, the highway authority needs the following information which was requested on 23 April 2018:-

- The Transport Statement (TS) needs to take account of actual local conditions, including times when the adjacent school playing field is in use and at school starting and finishing times.*
- We need an estimate of the vehicle trips for the existing use and a brief analysis of the before and after development situation with respect to traffic.*
- Page 15 of the TS refers to census information for West Oxfordshire. The applicant should make it clear whether these data have been used within the assessment for the Jubilee Hall site. If so, local data should be used instead.*
- If the revised layout affects vehicle tracking then revised drawings must be provided.*
- A drawing which includes visibility splays for vehicles and pedestrians at the proposed site entrance.*
- The need for parking management on the road outside the site, to enable the required visibility to be provided, must be evaluated."*

Since then, the layout of the access road has been further adjusted to show a shared carriageway surface and inclusion of a car barn (on the north side). The Highway Authority comments have been addressed in an addendum to the Transport Statement (dated 16 October 2018). WSCC has been re-consulted and their updated comments will be reported at the Committee meeting.

Southern Water:

A sewer plan has been submitted showing the approximate position of a foul sewer crossing the site. It is advised that the exact position of the public sewer must be determined on site by the applicant before the layout of the proposed development is finalized. It might be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. It is advised that should the applicant wish to divert apparatus:-

1. The 225mm diameter sewer requires a clearance of 3 metres either side of the foul sewer to protect it from construction works and allow for future access for maintenance.
2. No new development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively the applicant may wish to amend the site layout or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items 1-4 above will also apply. In the event of approval Southern Water request a condition stipulating that the developer must advise the LPA in consultation with Southern Water of the measures that will be undertaken to divert the public sewer.

It is further advised that due to changes in legislation it is possible a sewer now deemed to be public may be crossing the site. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition the number of properties served and potential means of access before any future works commence on the site.

In the event of approval Southern Water requires a formal application for connection to the foul and surface water sewer. It is advised that Southern Water supports sustainable options for disposal of surface water through use of planning conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer only occurs where this is necessary and where adequate capacity exists. A pre-commencement condition is recommended requiring details of foul and surface water sewerage disposal to be agreed in writing by the LPA in consultation with Southern Water.

Adur & Worthing Councils:

The **Environmental Health Officer (Environmental Protection)** has commented:-

“A Noise Assessment (dated February 2018) has been submitted with this application. The day time and night time LAeq have been modelled to establish which facades are likely to be exposed to noise levels requiring mitigation. No modelling appears to have been carried out for the LAmax during night time hours. As maximum noise levels are a key consideration for sleep disturbance I would expect LAmax to be modelled for night time hours to confirm which facades are likely to require mitigation.

Acoustic passive ventilation has been proposed for the east facades. This type of ventilation is considered insufficient to provide thermal comfort for future residents. Mechanical ventilation with heat recovery should be considered for habitable rooms on the relevant facades. The intake for supply air should be taken from the quietest facade. When known, details of the ventilation system should be forwarded with a plan showing the location of the units and duct work. The noise level of the ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts.

With regards to setting the maximum level for any fixed mechanical plant at 35dB LAeq at the nearest existing residential façade; depending on the location of the potential plant this level could potentially negatively affect amenity of the proposed dwellings. If external plant is required details (including the plant location, sound pressure level and frequency data) should be submitted and agreed prior to installation.

The stacking of room types within the apartment block is generally good but the second-floor bedrooms are situated above the kitchen/lounge of the flat below and could negatively affect amenity. I would advise sound insulation testing should be carried out between these dissimilar rooms to confirm compliance with Approved Document E specifications before occupation.”

The following conditions are recommended:-

- Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the road has been submitted to and approved by the local planning authority. The scheme should also include a strategy to prevent overheating. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.
- Details of any proposed external plant (including plant location, sound pressure level and frequency data) associated with the development shall be provided and approved by the planning authority before installation.
- Controls over hours of construction limited to between 08.00 and 18.00 hours on Monday to Friday and between 09.00 and 13.00 hours on Saturdays. No working of Sundays or Bank or Public Holidays.

- Construction Management Plan to be submitted and agreed in writing prior to the commencement of development providing details of:-
- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

“As this is classed as a 'major' development the applicant will need to follow the Air Quality & Emissions Mitigation Guidance for Sussex (2013). This states that where a major sized development is proposed a number of checklists should be followed in order to determine the likely impact on air quality.

In this case we shall require an emissions mitigation assessment (section 2 of the Sussex Guidance). The purpose of an emissions mitigation assessment is to assess the local emissions from a development and determine the appropriate level of mitigation required to help reduce the potential effect on health and/or the local environment, even if an air quality impact assessment has concluded the national air quality objectives will not be breached. The intention of the guidance is to identify and ensure the integration of appropriate mitigation into a scheme at the earliest stage, so the damage costs on health can be mitigated.”

The Applicant’s acoustic consultant (Waterman Environmental) has responded to the above points in detail, and an Emissions Mitigation Statement submitted. Following re-consultation the EHO has responded further:-

“Ideally, I would like to see the LAmax levels modelled for night-time hours, however I have used the LAmax level given in Table 4 at LT2 and calculated this back to the approximate facade position of bedrooms (5m). The level obtained does not significantly exceed the guideline level of 45dB LAmax, so the use of the day time LAeq on this facade for the basis of mitigation measure is considered reasonable.

The only exceedance in guideline levels is on the eastern facade of Plots 8 - 14 during daytime hours, this exceedance is modelled to be between 3 - 4 dBA above guideline levels with partially opened windows. Passive ventilation has been proposed for habitable rooms on this facade so windows do not need to be opened for ventilation. As the exceedances are relatively low and the affected facade faces east meaning the solar gain will be less significant than other facades, I am prepared to accept passive ventilation. Passive ventilation should be acoustically treated to ensure internal noise levels still comply with BS8233 when in the open.

To comply with the relevant condition tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

With Reference to the Emissions Mitigation Statement, the applicant is proposing 15 home EV charging points which seems acceptable.

There is also a Construction Dust Scheme included within this document, the measures proposed in this scheme are reasonable but I would like the applicant to submit a site plan showing the location of storage of waste, plant and materials; the location of fencing and hoarding, loading/unloading areas, vehicle routes etc.

There is no mention of a wheel wash or the use of a road sweeper when necessary within this scheme, these should be included.”

The **Waste Services Officer** initially advised that access for the refuse trucks to carry out collections is good, albeit a bit tight. The turning head in and out of the development will need to work in conjunction with additional parking restrictions to allow the turn. The houses will have the standard bin service. Further details of the arrangement for the flat block are required.

The **Engineer** comments:-

“The site lies in flood zone 1, much of the plot is predicted to suffer from surface water flooding, although there are no records of the site flooding. The Waterman FRA confirms that the site is unlikely to be drained by any form of infiltration technique therefor the remaining option is to discharge to the Southern Water surface water system.

Section 4.4 of the FRA suggests that a maximum Surface water discharge flow rate from the site of 5l/s should be permitted, but this needs to be accepted by SWS, therefore the discharge should be conditioned such that the maximum discharge from the site is limited to somewhere close to the existing Qbar rate of 0.7l/s, unless SWS accept, in writing, a greater flow.”

Representations

16 Objections to the initially submitted proposals were received from the occupiers of Nos. 6, 12 Greenland Road (x 2), 17 (x 2), 19, 24 Greenland Close (x2) Flats 3 and 4 Ellison Court and Nos. 19, 119, 123 (x 2), 125, and 127 Salvington Road raising the following concerns which have been summarised:-

- My back garden adjoins the site and I am extremely worried about the effects of noise and dust on my young family during construction works; we will suffer months of construction noise, dust, smells, loss of privacy and construction traffic;
- The development will likely house at least 28 adults possibly more plus visitors and commercial deliveries. The proposed parking is woefully inadequate and will result in parking overspill into Greenland Road. According to the Government web-site the average number of cars per household in the SE is 2.4 – the two developments (including the existing church site) will

generate 50 cars. The proposals need to explain how the limited car parking provision could possibly be sufficient; assurances are required that there will be sufficient parking provision without cause further problems on Greenland Road;

- Greenland Road is already used as a rat-run between Salvington Road and Durrington Lane. At certain times on school days the road is full of parents parking for the local school. We are concerned about the safety of pedestrians and school children. We have had a car written-off due to over-parking and speeding. The unacceptable volume of traffic is already causing us anxiety with excessive speeding and noise without the stress of further development; far more car incidents have occurred than shown on the crash map website mainly due to poorly parked vehicles.
- Concerned about loss of light and privacy to 17 Greenland Close as the garden is north-facing; it is suggested the design of plots 4 and 5 is changed to bungalows and a fence erected as for plot 3;
- Concerned at the proximity of the south elevation of the flat block to 12 Greenland Road. It is much taller than the existing building and will block light;
- Privacy of first-floor flats in Ellison Court will be severely compromised by large overlooking windows in the new development;
- The house on Plot 1 is too close the No.123 Salvington Road and should be moved south. A view of the side of a house is unacceptable – an infringement on light, privacy and well-being;
- The rear windows in the terraced plots will overlook the garden of 125 Salvington Road; concerned that future residents will enlarge the roofspace with further windows and overlooking;
- The height, depth, size, siting and mass of the proposals will seriously impact on the amenities of 19 and 24 Greenland Close. We will be severely overlooked (by Plots 4 and 5) and suffer loss of light and excessive overshadowing as well as noise pollution and fumes from cars; the site is higher than the ground level of 19 Greenland Close and the proposed terrace (Plot 1-3) will feel more like a 3-storey building;
- 24 Greenland Close will be excessively over-shadowed to the front and rear by Plots 4 and 5; the change from the existing bungalow to a 3-storey building (Plot 10-14) will directly overlook windows in the rear of No.24; light intrusion will also be a significant issue; concerned about damage to the tree in the garden of No.24;
- Salvington Road is increasingly busy with heavy traffic, buses and lorries, the back garden is the only quiet space and enjoyment of this will be lost.
- Details of trees and landscaping are unclear; trees and shrubs illustrated on the plans in the rear of neighbouring properties are substantially overstated.
- An over development that will invade the privacy of existing neighbours;
- Permission was denied for a new church building on the site in 2011 due unacceptable impacts on 8 Greenland Road/ high levels of Radon gas on the site – surely it is unethical to allow family housing.
- The noise and disruption will be very distressing for elderly residents;
- Why do the architects and planners not take account of the effects of these proposals on existing residents; new development must take into consideration the well-being of local residents;

- There is already an issue with the utilities when it rains with sewer water overflowing out of drains. The terraced houses 2-8 Greenland Road have flooded numerous times due to blocked sewers – improvements to the existing system will be needed to serve the new development;
- Looking through the letters of support it is not surprising that most are likely members of the church and do not live locally;
- Concerned about loss of trees and wildlife
- Concerned about loss of property values

62 representations in support of the initial proposals were received, primarily from local residents in Worthing/Durrington/Goring (52) as well as others from further afield (10), making the following comments (which have been summarised):-

- The Jubilee Hall is a tired building and its replacement with much-needed homes is welcomed. The area has long been in need for this type of development. A vast improvement on the existing tired buildings; the existing building is an eyesore and won't be missed – time to pull it down; the existing building is inefficient and consumes energy at a high rate and expensive to run; the existing buildings are not very inviting; the split nature of the existing site makes day-to-day functioning of the church very difficult;
- Church members are very active in the community helping local residents with events, clubs and activities for all from toddlers and babies, to teenagers, the elderly and provide Christmas meals for people on their own, but now need new, larger facilities and this site needs to be redeveloped; support housing on this site as it is in short supply and will facilitate the church moving to a newer, larger building and reaching out to more people. The Church has appreciated the tolerance of neighbours over the years and it is believed that the proposed new housing will be the best way to help the community as well as facilitating a new purpose-built, better equipped building on one consolidated site.
- It will provide affordable homes where families will be able to access the nearby school which has good Ofsted reports and will be profitable for nearby retail businesses. In favour of creating new housing possibilities for families; The Government is urging Council's to build housing; first-time buyers need affordable houses; this will help the town reach its quota of housing; not 'big' houses for out of the area well-off people but ordinary affordable housing for locals; the mix of flats and houses is a positive contribution.
- Glad to see this land once vacated will be used for much-needed housing, it is hoped some will be affordable housing; a good use of the land and will provide extra housing on brown site land hopefully enabling people to get on the housing ladder and move up a rung.
- There has already been some infilling in this area on gardens so this will not be unprecedented;
- There is a good bus route close-by which is important for families;
- Will provide much needed housing and a real benefit for the community; Worthing needs more housing; as a parent of children in their late teens/20s I am only too aware of the crying need for affordable housing in the area – I wish there could be more.

- The existing building is not fit-for-purpose any longer. Once the church has moved this will provide an opportunity for desperately needed new housing to be built and make the neighbourhood more aesthetically pleasing;
- The quality and type of proposed properties will enhance the site/area; the development of these sites will bring much-needed housing and enhance the area; the new housing will be much more attractive than the existing tired building; it will be an asset to the area; Good quality housing, a source for good; the aesthetics take account of the many varying styles and type of housing in Greenland Road.
- It would be good to see modern housing; modern designs will add value to existing properties;
- A lot of work and pre-planning engagement has been put into the current scheme and many compromises on the number of properties, in order to tie in with the area, whilst also providing funding for the charity to construct the new facility in Fulbeck Way; I support this knowing every detail has been thoughtfully considered; careful consideration has been given to the effect on neighbours; due diligence has been carried out with the appropriate investigation surveys and reports and it can be shown these areas have all been fully considered;
- A residential development will improve security in the area;
- The allocated parking is appropriate to the area;
- The postman in Greenland Road will have extra work;
- It is appreciated that building sites are not pleasant to live near but the long-term benefits will be worth it;
- It is disappointing that more housing could not be accommodated on the Greenland Road site;

Cllr Noel Atkins gives full support to an excellent provision of much needed homes.

Fifteen further objections have been received on notification of the receipt of amended plans showing a revised layout, from the residents of Flats 3 and 4 (x2) Ellison Court, 17, 19 Greenland Close, 19, 121 (x2), 123, 125 (x2) Salvington Road (x2), and further afield (4) commenting as follows:-

- I am annoyed and angry to see that those people supporting the proposals do not live anywhere near the site. It would be very different if it were in their 'back yard'; it is unacceptable to take into account support for these plans when the people in question do not live close-by.
- Whilst not opposing the development I do have concerns about the health and wellbeing of existing residents during construction and the effects of traffic, pollution and additional parking during construction and after; the amount of parking required has been under-estimated and will place extra pressures to park on the already crowded Greenland Road; there is no allowance for visitor parking;
- I am incredibly concerned about noise dust and pollution if this development goes ahead as it will affect the use and enjoyment of our garden and require windows to be shut.
- Require reassurance that 17 Greenland Close will not be overlooked; a gesture of goodwill would be to build a higher fence;

- These latest plans will still overlook the bedroom and living room windows in Ellison Court;
- Concerns about traffic, pollution, insufficient parking provision, and high levels of Radon gas on the site have not been addressed;
- The area for the waste bins is totally unacceptable resulting in smells for neighbouring residents and spoiling the enjoyment of adjoining gardens; the quality of life for the elderly residents will be adversely affected;
- This site is being overdeveloped with a lack of realistic parking provision, causing overspill onto adjoining roads which are already very busy; this could cause danger for children walking to school;
- There is limited room for new tree planting and soft landscaping; some of the trees shown on the plan don't exist (gardens of No.119 and 121 Salvington Road);
- Greatest concern is the 3-storey wall facing the short rear garden of No.121 and 123 which will have a significant impact on light/privacy. A row of bungalows would be better and provide a different type of accommodation for potential buyers; building a three-storey brick wall only 3m from the boundary is unacceptable and throw a complete shadow over the small garden especially in Winter; the three small deciduous trees offer no barrier to overlooking by future residents; the planners are being hoodwinked;
- This is the wrong type of housing when Worthing has an obvious shortage of bungalows; trying to squeeze too many dwelling into the space to maximize profits;
- The position of the houses on plots 4-7 is preferable to the residents of 19 Greenland Close, but there remains concern about access to maintain walls/fences and creation of small gaps vulnerable to vermin and a danger to pets; would prefer the garden wall to be raised in height to 2 metres; type of proposed tree planting/soft landscaping is also queried and the responsibility for pruning etc.
- The resident of 125 Salvington Road objects even more strongly as the scale of the dwellings on Plots 1-3 has grown overlooking the garden and grossly infringing privacy. Also concerned about loss of peace and quiet in the back garden which is the only refuge from road traffic noise on Salvington Road; disgusted that original concerns have been disregarded;
- Residents of 24 Greenland Close would prefer to see a new brick wall (instead of fencing) along the back garden boundaries of Plots 4-7. The revised orientation of these properties will result in severe overlooking of the front and rear gardens of No.24.

20 additional representations in support of the proposal have been received from residents of Worthing/Goring/Durrington (18) and further afield (2). These large re-iterate earlier comments in support of the proposals, but add:-

- I like the new road layout and render panels on the front of the building which gives it a modern contemporary feel; the re-design sits better with the street; the amendments to the development have enhanced it;

Further minor amendments to the design and layout have been received and those neighbours directly adjoining the site have been re-notified. Representations received in response will be reported at the Committee meeting.

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Relevant Planning Policies and Guidance

Worthing Core Strategy (WBC 2011): Policy 7, 8, 11, 13, 15, 16, 17
Worthing Local Plan (WBC 2003) (saved policies): RES7, H18, TR9
Supplementary Planning Document 'Space Standards' (WBC 2012)
Supplementary Planning Document 'A Guide for Residential Development' (WBC, 2013)
Worthing Housing Study (GL Hearn 2015);
Worthing Strategic Housing Market Assessment Up-date (GL Hearn 2012);
Community Infrastructure Levy Charging Schedule (WBC 2015);
Supplementary Planning Guidance 'Parking Standards and Transport Contributions' (WBC 2005)
Revised National Planning Policy Framework (HCLG 2018)
National Planning Practice Guidance (CLG)

Planning Assessment

The Core Strategy, including the saved policies of the Worthing Local Plan, comprises the Development Plan here but the Government has accorded the National Planning Policy Framework (NPPF) considerable status as a material consideration which can outweigh the Development Plan's provisions where there are no relevant development plan policies or the policies which are most important for determining the application are out of date. In such circumstances paragraph 11 of the revised NPPF states that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or any adverse impacts of doing so would demonstrably outweighs the benefits, when assessed against the policies of the NPPF taken as a whole.

Paragraph 73 of the revised NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum 5 years' worth of housing against their housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old. The housing requirement set out in policy 7 of the Core Strategy

is clearly more than 5 years old. An assessment of local housing need has been undertaken as part of the new Draft Worthing Local Plan, but the latter (currently the subject of consultation between 31 October 2018 and 12 December 2018) is still at an early stage and has no formal status in the determination of planning applications.

As such the proposal should principally be assessed in relation to the presumption in favour of sustainable development as set out in paragraph 11 of the revised NPPF and informed by saved Worthing Local Plan policies H18; TR9, and RES7, Core Strategy policies 7, 8, 11, 13, 15, 16 and 17; the policies set out in National Planning Policy Framework and allied Practice Guidance; and the Council's SPDs on 'Space Standards' and 'Guide to Residential Development'.

The key considerations are:-

- The principle of residential development
- Impact on the character and appearance of the area
- Affordable housing
- Impact on the amenity of future occupiers and neighbours
- Parking and highway safety

Principle of residential development

Core Strategy policy 11 states that development will not be permitted which would lead to the loss of land or premises last used for community purposes unless: the land/premises or their location are unsuitable for such use; adequate alternative provision is available locally that is accessible and at least equivalent in terms of quality; replacement facilities are proposed, or it has been demonstrated that there is no need for the existing use and that the potential to deliver an alternative community use where there is an identified need has been explored.

The proposed development would result in the loss of an existing community use. The submitted Planning Statement seeks to demonstrate that there is no conflict with policy CS11 on a number of points. Namely, that the current premises are dated and would require extensive modernization to fulfill the aspirations of the Church, but also there is a desire for the Church to consolidate their activities onto one larger site. It is proposed to relocate the Church building to a new site in Fulbeck Way for which permission has been granted under AWD/0220/18. The Church intends to re-provide all of the existing activities currently provided as well as introducing new activities at the new site with improved facilities. It is stated that there are a number of other community facilities in the immediate vicinity including St Symphorians Church Hall, Durrington Children and Family Centre, Durrington Library and Pond Lane Scout Hall. There is also Durrington Community Centre (Romany Road) and Northbrook Barn Community Centre slightly further afield.

The existing Jubilee Hall building has no particular architectural interest and its siting is anomalous within the street scene. No.10 Greenland Road is a domestic bungalow of traditional appearance and whilst by no means out-of-keeping within the surrounding residential environment, is not protected. Providing the implementation of the replacement church and associated facilities can be secured, for example,

through a S.106 unilateral undertaking, the loss of the existing community use can be justified.

With regard to the proposed residential development; the Core Strategy predates the NPPF and does not provide for the prescribed 5 year housing supply informed by an objective assessment of local housing need. The proposed development would make only a modest contribution toward meeting the considerable housing needs of the Borough and is not by itself the determinative factor here.

The site is within a sustainable location in that it lies within an established outer residential suburb; is accessible, close to a bus route and within easy walking distance of a broad range of local facilities including infant and junior schools, Durrington Library and local shops at Manor Parade Neighbourhood Centre.

CS Policy 8 seeks to deliver a wide choice of high quality homes to address the needs of the community. It states that within suburban areas such as this, only limited infilling will be supported, predominantly consisting of family housing. The supporting text explains the background to this policy approach is to redress the imbalance in the housing mix that dominated new developments in the years preceding the adoption of the Core Strategy in 2011. It was initially informed by the Strategic Housing Market Assessment (SHMA, 2009) which found the housing offer in Worthing was focused towards smaller properties of typically 1-2 bedrooms. It makes clear the aim to bring forward a range of housing types to help diversify the offer and meet the needs for family housing. However, the supporting text (paragraph 7.11) goes on to explain that there remains a valid role for flats, but they should not form the principal type of future housing stock in the Borough.

The proposed development would provide 7 no. 3-bedroom houses, 2 no. 2-bedroom houses and 5 no. 2-bedroom flats. The Council's SPD 'A Guide to Residential Development' sets out that there may be certain circumstances where a larger 2-bedroom dwelling units could be considered to provide family housing. In this case, both 2-bedroom houses (Plot 1 and 8) would have 2 no. double-sized bedrooms in excess of the Council's minimum standard of 12sqm and have rear gardens in excess of the minimum standard of 50sqm for a 2-bedroom terraced house and could reasonably be considered to constitute family housing suitable for smaller households.

Moreover, the latest Housing Study (GL Hearn, 2015) undertaken to support the emerging Local Plan identifies a need for all types of housing with the provision of market housing more explicitly focussed on delivering smaller family housing for younger households with 2-bedroom units comprising 40% of the housing mix going forward.

In this context it is considered the proposed residential redevelopment would primarily consist of family housing and would meet the principle objectives of CS policy 8 in this respect.

Visual amenity

Following discussions the design and layout of the proposed development has evolved over a period of time and has been amended to take on board the concerns of officers and adjoining neighbours.

As amended, the proposals would consist of a 2-storey flat block with rooms in the part pitched/part flat roof (Units 10-14) centrally located on the site frontage, with a pair of 2-storey houses (one with rooms in the roof) attached to the south (Plots 8 and 9). A new 4.8 metre wide shared-surface access drive would be formed to the north of the flat block extending westwards into the site. Two pairs of semi-detached 2-storey, hip-roofed 3-bed houses would be sited fronting the south side of the access drive, each with 2 parking spaces on a drive to the side. A short terrace of 3 no. 2-storey, hip-roofed houses (2 no. 3-bedroom and 1 no. 2-bedroom) would be sited at 90° at the far western end of the cul-de-sac (Plots 1-3) facing east. Each would have 2 parking spaces located either on their frontage or on a drive to the side. Parking for the flat units (1 space each) would be provided on the north side of the access drive. The 2-bedroom house on Plot 8 would have frontage parking off Greenland Road whilst the 3-bedroom dwelling on Plot 9 would have 2 allocated parking spaces located to the rear of the flat building accessed from the shared-surface access drive (with scope for private access for the occupiers via the rear garden).

The proposed flat block (14.1 metres wide x 13.1 metres deep) would be sited forward of the established building line on this side of the road by up to 2.5 metres, at its closest point within 3 metres of the back edge of the pavement onto Greenland Road. It would be 5.5 metres to eaves height with a deep pitched roof having an overall height of 9.8 metres with an area of flat top (3 metres x 5 metres). The front roof slope would incorporate 2 flat-roof dormers (2.2 metres wide by 1.7 metres tall and 1.9 metres deep) and 2 no. slightly narrower dormers (each 1.7 metres wide) on the rear roof slope (along with a number of modest-sized rooflights). The architectural style is contemporary and creates a symmetrical composition centred on the front entrance and stairwell. The external materials consist of brickwork with feature panels carried out in a contrasting colour, with plain tiles used on the roof. The front elevation of the building is articulated by vertical recessed panels which help to break up the overall building mass and create some visual interest together with the cantilevered glazed balconies on the first-floor. The articulation of the exposed north elevation, whilst less dynamic, incorporates sufficient visual interest with vertically-proportioned floor-to-ceiling windows and an expressed feature panel in contrasting brickwork. This treatment is also carried round to the rear elevation of the building which is welcomed.

The front wall of the attached 2-storey houses (Plots 8 and 9) would be set back from the front of the flat block to align with the front of the adjoining house to the south (No.12). The roof would be pitched with a ridge positioned slightly below the roof of the flat block with a full hip on the end unit. The architectural treatment of this pair is similar, including vertically proportioned ground-floor windows and an expressed brick feature panel, but is simpler in appearance and reinforces the visually subservient relationship of the pair in relation to the flat building.

Similar elevational treatment is used on the pairs of semi-detached houses (Plots 4-7) and the short terraced run at the western end (Plots 1-3). The design and

configuration of the terrace has been amended to take on board the concerns of the third parties and the roof is now shown with full hips to the north and south sides and no rooms in the roof.

The shallow frontage of the flat building and adjoining houses would be enclosed by a dwarf boundary wall fronting Greenland Road which wraps round to the north side of the building. The modest communal garden of the flat building is shown enclosed by close-boarded fencing, but it is considered this should consist of a suitably detailed brick wall where it fronts the access drive to ensure a satisfactory quality of appearance. This could be addressed as a condition of planning permission. The modest front gardens of the houses fronting the access drive would be open-plan with soft-planting (except Plot 2 which has frontage parking). There is scope for additional soft planting (including trees) to be introduced on the residual areas of land on the north side of the access drive, which would help 'soften' the appearance of the development. A hip-roofed 3-bay car barn structure has been added on the north side of the access drive to help create a sense of enclosure and avoid what would otherwise appear as a rather unsightly open bank of parking spaces. The bin store for the flat block could be incorporated into the rear of the car barn to avoid it being sited hard-up against the northern site boundary. This could also be addressed as a condition of planning permission.

Greenland Road is made up of a mix of house types, displaying a variety of traditional and modern building styles and a range of construction materials. It is considered the contemporary design approach is not unacceptable in principle in this location where there is such little visual coherence or consistency to the surrounding built form. The flat building would appear as a prominent addition to the street scene owing to its forward siting, height and footprint resulting in a larger building mass. However, it is visually separated from the modest flat-roofed terrace (Nos. 2-8) to the north by the width of new access drive and associated landscaping creating an overall separation distance of 11 metres. Whilst the overall height of the flat block and the attached houses on Plot 8 and 9 would be taller than the gabled roofs of No.12 to the south, they would not be out-of-scale with the domestic character of development in this road. Although front dormers are not a characteristic feature of the surrounding houses, there are examples along Greenland Road of properties which have been enlarged by various forms of roof extensions to create rooms in the roof, and the front dormers proposed here are relatively modest in size. On the whole it is considered the proposals demonstrate a satisfactory standard of design and residential layout, making an efficient use of this irregular-shaped site, with a sense of identity and visual interest created through the distinctive architectural treatment.

Affordable housing

CS Policy 10 requires 20% affordable housing via a financial contribution on all sites of 11 to 14 houses. The site constitutes a 'major' site in planning terms and (unlike AWDM/0271/18) there is no fundamental policy conflict here with paragraph 63 of the revised NPPF. However, the supporting text to CS Policy 10 clarifies that the implementation of the policy will need to be considered in the context of a number of issues including the complexities associated with site conditions, the overall proposal

and the degree to which the provision of affordable housing may prejudice other spatial objectives (Paragraph 7.26).

The applicant has indicated that the cost of implementing the planning permission for the new Church, on land north of the Tesco store at Durrington (AWDM/0220/18), is significant and the project could only proceed if the Church could maximise the development value of both its existing sites for residential development.

A schedule of the projects costs (attached to the agenda) has been submitted by the applicant. Although a full open-book viability appraisal has not been undertaken, the submitted details have been reviewed by the Councils Surveyors and the build costs and land value assumptions are reasonable and demonstrate that there would still be a shortfall in funding which the Church would have to meet by raising additional funds. In the circumstances, there would be some justification for waiving the normal requirement for an off-site affordable housing contribution on the basis that there is a commitment to spend the proceeds of any disposal towards the construction of the new Church. The applicant has indicated a willingness to submit a Unilateral Undertaking to secure the use of any proceeds from the sale of the sites for this purpose.

Residential amenity – for proposed dwellings

The proposed 2-bedroom flats (Units 10-14) would have a gross internal floor area (GIA) varying between 66sqm for the ground-floor units, 72sqm for the first-floor units and a larger second-floor unit (85sqm) – all of which meet or exceed the Council's minimum space standard of 66sqm for a 2-bedroom flat. All the flats would have a dual aspect to the east and west. An enclosed garden area (55sqm) is shown to the rear of the flat building. It is unclear whether this is intended to be a communal amenity area, or solely for the benefit of the ground-floor flat units. The latter would not be unacceptable in this case where the first-floor units would have a good-sized balcony (sufficient to accommodate a table and chairs) and where the second-floor flat benefits from a particularly generous internal floor area.

The proposed 3-bedroom dwellings would have a GIA varying between 91 sqm (Plot 3), 93sqm (Plots 4-7) and 98sqm (Plots 2 and 9). Only Plot 3 falls below the Council's minimum space standard of 93sqm for a 3-bedroom dwelling (by 2sqm), but would exceed the Government's nationally described standard of 84sqm for a 3-bedroom, 4-person house. In due course, the emerging Local Plan (when adopted) will reference the nationally described space standards, but until that time it is expected that development proposals adhere to either the standards set out in the Council's SPD or the nationally described standard.

The semi-detached houses on Plots 4-7 would each have a rear garden 10 metres deep, varying in area between. The garden area for Plot 5 would be 3sqm below the Council's minimum standard of 85sqm for a semi-detached, 3-bedroom house, but is regular in shape and south-facing and it is considered would provide a satisfactory standard of usable space suitable for a family.

The rear gardens of the terraced houses on Plots 1-3 are a minimum 9.5 metres deep and vary in area between 64sqm (Plot 2) and 130sqm (Plot 3). [The latter

derives from the spacing necessary to achieve a satisfactory relationship with the properties in Greenland Close to the south.] The rear garden on Plot 2 is 1sqm below the minimum standard of 65sqm for a 3-bedroom terraced house, but is regular in shape and west-facing and it is considered would provide a satisfactory standard of usable space suitable for a family.

A noise survey undertaken during daytime (07.00 to 23.00) and night-time (23.00 to 07.00) hours to establish the prevailing noise levels across the site has identified road traffic noise from the surrounding road network, namely Salvington Road to the north and Greenland Road, as the primary source. The survey has identified that during the daytime part of the site will be exposed to noise levels at or above World Health Organisation (WHO) but that appropriate mitigation would be provided in the form of standard thermal double glazing with openable windows, other than on the east-facing facades fronting Greenland Road where passive ventilation should be considered (so windows do not need to be opened for ventilation). Following submission of further clarifying information this has been accepted in principle by the Council's EHO but a pre-commencement planning condition is recommended to ensure a satisfactory internal environment for future residents is secured.

The EHO's concern about the vertical stacking of accommodation with the flat block has been addressed by the latest scheme which shows bedrooms located above bedrooms and living areas above living areas.

Residential amenity – effect on existing dwellings

8 Greenland Road

Adjoining to the north, 8 Greenland Road comprises a modest, flat-roofed, end-of-terrace house dating from the mid-1960s. It has been enlarged by a conservatory attached to the rear. A timber garden shed occupies a substantial part of the remaining small rear garden. The side boundary of the rear garden consists of close-boarded timber fencing approximately 1.8 metre high, with a gated access into the rear garden from the adjacent narrow footpath running along the south side of No.8, which provides shared access to the rear of the terrace. The south side of the footpath is bounded by a brick wall approximately 1.4 metre high, which forms the common boundary with the application site. There are no windows in the southern flank wall of the main dwelling. The proposed flat building will be substantially taller than No.8 in overall height and will extend both forward (east) of its front elevation, and rearward (west) of its rear elevation. Notwithstanding its larger 'bulk' the proposed flat building will be well-separated from the south side of No.8 by some 11 metres and consequently would not have an adverse amenity impact in terms of loss of light or overbearing effect. The windows in the north elevation of the proposed flat block although floor-to-ceiling in height are secondary in nature having only a narrow angle of view and it is considered would not result in adverse overlooking of the rear garden or side of No.8.

The new access drive would be in a similar position to the access to the existing car park serving Jubilee Hall, which has a drive passing to the north side of the building leading to the rear parking area. Whereas the use of the existing car park is intermittent throughout the week, the proposed residential development will result in more constant comings and goings along the access drive. However it is separated

from side of No.8 by a soft landscaped 'buffer' (minimum 2 metres in width) and it is considered would not result in an unacceptable loss of amenity for the occupier of this property.

Nos 115-125 Salvington Road

A number of residential properties adjoin the northern site boundary including: Ellison Court (No.115) a 2-storey, purpose-built block of 4 flats; No.117, an older-style chalet bungalow; Nos 119-121 a pair of older-style semi-detached houses; No.123 a modest bungalow and No.125, one half of a pair of older-style semi-detached houses.

There would be a separation distance of over 30 metres between the rear of Ellison Court and No.117, and north-facing front elevations of the houses on Plots 4-7. The effects of overlooking at this separation distance would not be unacceptable. A resident of Ellison Court has expressed concern about the siting of the bin store serving the proposed flats which is shown close to the common boundary, but scope to re-site the store is extremely limited and cannot be justified on neighbor amenity grounds although aesthetically there would be some merit in incorporating this area to the rear of the car ban (as described above).

Nos.119 and 121 have a traditional early C20 layout with 2-storey rear-projecting elements. No.119 has been enlarged at the rear by a generous single-storey, flat-roofed extension with large south-facing glazed door-openings. It is understood the rear garden has also been further fore-shortened by the sale of the rearmost part in connection with the current development proposals. There would be a distance in excess of 25 metres between the above-mentioned glazed door-opening in the extension to No.119 and the north-facing front elevation of the house on Plots 4 and 5. The proposed terrace (Plots 1-3) would be sited at 90° to the west of the rear garden at a separation distance of approximately 9 metres. Although the occupiers of No.119 would be aware of its presence, the siting of the terrace would not have an oppressive or overbearing effect on the rear outlook of No.119.

The northernmost unit in the terraced row (Plot 1) will be sited to the south of No.121 but does not fully extend across the rear of the plot. There will be a distance of 13 metres between the north flank wall of Plot 1 and the south-facing windows in the rear-projecting element of No.121. The roof form of the dwelling on Plot 1 has been adjusted to form a full hip (rather than the part-hip previously proposed) which will help reduce the apparent 'bulk' of this dwelling in views from No.121. Although the proposed dwellings Plots 1-3 will be prominently visible from the rear windows of No.121, and also 123 to the west, resulting in an increased sense of enclosure compared to the existing open aspect, the effect on the rear outlook will not be unduly oppressive or overbearing such as to warrant refusal on this ground.

The long narrow rear garden of No.125 extends adjacent to the western site boundary. The main rear elevations of the dwellings on Plots 1-3 will overlook the garden at a minimum distance of 9.5 metres. The occupier has expressed concern that the trees shown on the layout plan within the garden of No.125 are not plotted accurately in terms of their position or suggested size and will not screen the new houses from view. This aside, the relationship of the new houses to the rear garden

of No.125 is not considered unacceptable in a suburban environment where there is already a degree of inter-visibility between existing properties and gardens.

11-19 and 24 Greenland Close

The rear of a terrace of houses, Nos. 11-19 Greenland Close, lies to the south and west of the application site, sited at a slight angle to the boundary. These houses have relatively shallow rear gardens which are at a slightly lower ground level than the application site. Following discussions with officers in response to the concerns raised by third parties, the proposed terrace (Plots 1-3) has been re-configured and its siting adjusted to create a minimum separation distance of 15.8 metres between the south flank of Plot 1 and the rear of No.19 Greenland Close which is considered satisfactory. There are no windows proposed in the south side of Plot 1 and this can be secured as a condition of planning permission. A 'new tree screen' is shown alongside the common boundary within the garden of Plot 1 and precise details of these will need to be secured to ensure they consist of specimens that are suitable to a suburban context. The house on Plot 4 is sited to the north and east of No.19 at a distance of 9 metres. Windows in the rear south-facing elevation would overlook the rear garden of No.19, but at an oblique angle and would not give rise to an unneighbourly degree of overlooking. The existing rear and side boundary of No.19 consists of a relatively low wall. The submitted site layout plan shows the introduction of 2 metre high close-boarded fencing adjacent to the existing wall which would improve privacy within the garden for the occupiers of No.19, as well as being of benefit to the future occupiers.

Further round to the south, No.24 Greenland Close comprises the north half of a pair of semi-detached houses sited at the eastern end of Greenland Close. Its main aspect is east-west and it has been enlarged by a single-storey flat-roofed extension on its north side close to the site boundary. Two first-floor windows in the north elevation of the original dwelling appear to be secondary in nature. The windows in the rear elevations of the houses on Plots 4-7 will face south overlooking the north side of No.24 and its front and rear gardens. There will inevitably be a heightened perception of being overlooked compared to the existing situation where this property adjoins an open car park, but the separation distance between properties is not considered to be unacceptable. Nevertheless the impact would be diminished by the introduction of some screen planting along the rear garden boundaries of Plots 4-7 and this could be secured as a condition of planning permission. The occupiers of No.24 have requested that a wall is built on the common boundary between the properties in place of the existing panel fencing, but this is essentially a private matter between the parties concerned.

12 Greenland Road

No.12 Greenland Road also adjoins the site to the south, consisting of a detached older-style 2-storey house, sited approximately 1 metre from the common boundary. The latter currently consists of a relatively low wall 1.2 metres high. There are 2 windows in this elevation at first-floor (serving a bathroom) and a glazed door and side window at ground floor (serving a kitchen), both visible above the boundary wall. A narrow brick-built outbuilding adjoining the site boundary extends virtually the length of the rear garden. The 2-storey house at the southern end of the frontage block (Plot 8) would be sited approximately 1 metre from the common site boundary. The front elevation of this dwelling will roughly align with the front of No.12, as will

the rear elevation. There will inevitably be some impact on light received by the windows in the north side of No.12 as a result of the increase height and 'bulk' of the proposed dwelling compared to the existing bungalow at No.10. However, as part of the latest amendments this impact has been relieved by the introduction of a fully hipped roof to the south side of Plot 8. This is a considerable improvement compared to the previously proposed part-hipped roof form and bearing in mind the windows in question at No.12 serve non-habitable rooms, it is considered the effect on the amenities of No.12 would not be unacceptable.

Trees

There are no trees of any significance on the site. The resident of No.24 Greenland Close has expressed concern about the effect of the development on an attractive mature tree in the NE corner of their rear garden growing close to the southern boundary of the application site. However, this would adjoin the 10 metre deep rear garden of the dwelling on Plot 7 and is not considered to be under threat of harm.

Accessibility and parking

The site is sustainably located within walking distance of a broad range of local facilities and services, and accessible to public transport on the No.5 bus route.

The Highway Authority highlighted a number of issues in respect of the Transport Statement initially submitted with the application and these have been addressed in an Addendum to the Statement (dated 16 October 2018), plus a Stage 1 Safety Audit and designer's response.

The Transport Statement assesses trip generation using TRICS data based on the existing and proposed uses. This concludes that the proposed development will generate an additional 4 vehicle trips during the morning peak hour and an additional 3 vehicle trips during the evening peak and will have a negligible effect on the capacity of the local highway network.

Greenland Road is a 7 metre wide road with pavements on either side and no parking restrictions in place with the result that vehicles park on either side of the carriageway. The speed limit is 30 mph. However, the addendum states that vehicle speeds are typically lower adjacent to the site as cars are slowing due to the junction with Salvington Road, and also because of the parked cars. A review of collision data has identified that there appears to be no existing highway safety issues on Greenland Road. It is stated that the access to the Jubilee Hall site as operated satisfactorily for many years without being adversely affected by on-street parking within the visibility splays. It is concluded that the quantum of development proposed is not considered to adversely affect the operation of highway safety. Although it is acknowledged on-street parking could impact on the visibility splays from the new site access, this is not considered to be detriment to highway safety due to low vehicle speeds and on this basis, the introduction of parking restrictions is not considered necessary.

The addendum provides a swept path diagram of a refuse vehicle accessing, egressing and turning within the site and demonstrates the layout provides sufficient room for a refuse vehicle to turn without compromising highway safety or any of the proposed parking spaces. A drawing showing visibility splays for vehicles and pedestrians at the site entrance has also been provided.

The further comments of the Highway Authority are awaited following re-consultation and these will be reported at the meeting.

There is no cycle storage provision shown on the plan. However, there is sufficient space for this to be accommodated within the shed (or similar) in the individual rear gardens of the houses and also garden area of the flats (if allocated to the ground-floor apartments). There also appears to be space to provide secure cycle storage for the upper floor flats within the very generously proportioned communal lobby area of the flat building. In any event, the precise details of provision can be secured as a condition of planning permission.

Other issues

A preliminary environmental assessment of the site has been carried out and identified no particular risks or issues other than might otherwise arise in respect of the development of a brownfield site. The wider Durrington/Salvington area lies with an area susceptible to higher levels of radon owing to the underlying geology, but this does not preclude the suitability of the site for residential development, and is typically a matter dealt with under the Building Regulations.

A preliminary ecological assessment has been undertaken which identified the bungalow at No.10 (to be demolished) as having moderate potential to support roosting bats. In line with best practice, an evening emergence and dawn re-entry bat survey was undertaken in July/August 2017 to confirm the presence or absence of roosting bats. No bats were observed emerging or entering the bungalow. Although a number of common pipistrelle bat 'passes' were noted, no foraging activity was recorded and based on the timings of the 'bat calls' after sunset it is concluded that this species of bat is unlikely to be roosting close to the site and the development would have no impact on bats.

However, it is recommended that enhancement opportunities are incorporated within the development with the provision of bat (and bird boxes) above ground-level facing a variety of aspects. Use of native tree plant species within the communal landscaped areas would provide additional foraging habitat for bats and birds. This can be secured as a condition of planning permission.

An emissions mitigation assessment has been carried out to assess the damage costs of emissions from the development and determine the appropriate level of mitigation. The calculations determine that the development should include mitigation measures to reduce the air quality impacts of road traffic emissions equal to £14,266. In this case it is proposed to incorporate electrical charging (EV) infrastructure within the development with 15 charging points at an average cost of £1,000 per point which exceeds the calculated exposure cost value. This level of provision has been accepted by the Council's Environmental Protection team.

CIL

The development is liable for CIL based on the net increase in gross internal floor area. Taking account of demolition of the existing building which is in lawful use, the proposed development would be liable for the following CIL charge:- 1,172sqm GIA of new build minus 377sqm GIA existing floor area = 795sqm at £100/sqm = £79,500.

Recommendation

APPROVE Subject to i) the satisfactory response of the Highway Authority and any further related conditions recommended, and ii) the prior completion of a S.106 unilateral undertaking to secure implementation of a replacement community facility.

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. (Pre-commencement) Agree and implement noise insulation scheme
4. (Pre-commencement) Agree and implement temporary arrangements for access for construction traffic
5. (Pre-commencement) Agree and implement Construction Management Plan
6. (Pre-commencement) Agree foul and surface water sewerage disposal in consultation with Southern Water.
7. (Pre-commencement) Agree measures to divert public sewer in consultation with Southern Water
8. Agree and implement external materials and finishes
9. Agree architectural details (windows, doors, balconies, canopy porches)
10. Agree and implement hard and soft landscaping scheme to include native plants/shrubs and specimen trees within the communal landscaped areas and screen planting to i) south site boundary to Plot 3 and south side boundary to Plots 4-7
11. Agree boundary treatment to include boundary 1.8m high wall to enclose north and west side of the communal garden to apartment block and dwarf wall to frontage
12. Agree and implement refuse storage provision
13. Agree and implement accesses and access road in accordance with construction details to be agreed
14. Agree and implement parking provision
15. Agree and measures to prevent surface water draining onto highway
16. No part of the development shall be first occupied until pedestrian visibility splays of 2m x 2m have been provided either side of the proposed site vehicular accesses onto Greenland Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6m above adjoining carriageway level or as otherwise agreed.
17. Agree and implement secure, covered cycle parking

18. Control hours of construction
19. No external plant other than in accordance with details to be agreed
20. No meter boxes, flues, pipework, vents, aerials or dishes fitted to road-facing elevations
21. Agree communal TV facility to flat block
22. Agree and implement bat and bird boxes
23. Remove 'PD' entitlement for extensions and alterations to dwellings under classes A, B, C, D and E of Part 1 of the GPDO.
24. No windows to be inserted into side walls of Plots 1, 3, 4, and 8.
25. Secure and implement 15 no. EV charging points

21st November 2018

AMS

**RE-DEVELOPMENT OF OLD CHURCH SITE
FOR RESIDENTIAL UNITS**

AT

GREENLAND ROAD, WORTHING, BN13 2RR

FOR

NEW LIFE CHURCH, WORTHING

COST PLAN NO. 5 (REV.1)

DECEMBER 2017

2017/629

This Cost Plan has been requested by the Client, to set out the cost parameters for the new construction of residential units at Greenland Road, Worthing. This Cost Plan is to be read as a whole, bearing in mind the assumptions and further design/investigations that are required to confirm all costings.

Basis of Cost Plan

This Cost Plan has been prepared as a result of the following:

- Meetings with the Church and AFA Architects & Planners Ltd.
- Review of the drawings – (see Appendix 1).
- Visual site inspection.
- Pre application discussions with the planners

We would further comment that at this stage:

- Detailed design for the agreed works is yet to be undertaken.
- Any site investigation works have yet to be undertaken.
- No as-built information is available for the land.
- Only basic drawing information is available for review.
- No detailed discussions on terms of contract, warranties, bond and the like have been progressed.
- An outline specification has been assumed for the works, as the information is being developed by the Architects (see Appendix 2).
- Floor area is assumed to be as set out in Appendix 3.

The proposed Design Team and Consultants will be:-

1. Architect, Landscape Architect, Planning Adviser:
AFA Architects & Planners Ltd.
2. Project Managers, Contract Administrators, Quantity Surveyor and CDM Principal Designer:
Ascribe Management Services Limited
3. Structural/Civil Engineer, Environmental and Ground Engineer:
Waterman Structures
4. Building Control Inspector:
Local Authority Inspector

5. Mechanical and Electrical Services Engineer:
Waterman Building Services

6. Contractor:
To be tendered competitively – tender list to be organised and agreed in due course.

7. Legal Adviser:
Anthony Collins Solicitors

8. Planning Authority:
Ardur & Worthing Council

Assumptions

This Cost Plan has been prepared on the assumption that:

- A JCT 2011 Design & Build Contract with Contractor's Design.
- Unfettered access to the site is available at all times during the construction phase.
- Works are to commence on site during the third quarter of 2018 latest.
- Planning Consent will be obtained. Building Regulations permission will be forthcoming for any scheme.
- The information received to date is accurate and can be relied upon.
- Drainage connections are presumed adjacent to the site in the road. A drainage survey has yet to be undertaken.
- All services are presumed adjacent to the site.
- The work will be tendered competitively.
- A BREEAM Excellent standard is not required.
- Existing site levels are in line with the proposed design and Topographical Survey.
- Planning consent conditions have yet to be agreed.

Further Comments

1. This Cost Plan has been divided into three parts as follows:
 - a) Main residential unit construction costs
 - b) Risk Register – see Appendix 4.
 - c) Client provisional sums – see Appendix 5
2. The Cost Plan has been provided so as to easily explain the costs.
3. It is important to note the following:
 - a) More detailed design is required to ascertain any significant additional costs that might affect the budgets.
 - b) A schedule of possible risks has been shown in Appendix 4 that have not at this stage been quantified.
4. All the costings stated need to be further verified, agreed and confirmed by the Client and Design Team.
5. The Client will need to confirm the outline specification so that further detail and design can be undertaken to confirm costings.
6. Ascribe Management Services Limited have based this cost plan on other similar projects.
7. The cost plan has been prepared to allow the church to test the viability, size and scale of the development.
8. Quotes to back up costs have been included in Appendix 6.

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS

House Development Expenditure		Amount
	Description	£
1	Land / Building Purchase	0
2	Legals and other related costs	10,000
3	New House Building costs :	
	a) Church site apps (6,475 sq. ft. @ £ 115.99 per sq. ft.)	751,035
	b) Jubilee site apps (19,838 sq.ft.@ £ 110.51 per sq.ft.)	2,192,297
	c) Jubilee site houses (2,013 sq. ft. @ £ 110.51 per sq. ft.)	222,457
4	Preliminaries, overheads and profit	773,034
5	Demolition of buildings (see appendix 6)	70,000
6	Infrastructure / roads (say)	278,000
7	Risk Register / Contingency (say)	89,999
8	Section 106 / Infrastructure Levy Charge (say)	180,000
9	Consultant Fees (12%) (on £ 4,376,822.00) ✓	525,219 ✓
10	Site Investigation	6,505
11	Topo Survey	1,000
12	VAT Advice	2,000
13	Party Wall matters	25,000
14	Planning costs	9,000
15	Contracts and Insurances	5,000
16	Building Regulations	3,250
17	NHBC	38,000
18	Asbestos Survey and Removal	39,565
	SUB TOTAL	£ 5,221,361
19	VAT	
	a) 20% on all items, except item 3, 4, 5, 6, 7 (£ 844,539.00)	168,908
	b) 0 % on items 3, 4, 5, 6, 7 (£ 4,376,822.00) ✓	0
	TOTAL :	£ 5,390,269

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS

(REVISED '7.1.2018)

House Sales		Amount
	Description	£
1	1-bed apartments (5 no.) - £171k each	855,000
2	2-bed apartments (26 no.) - £ 224k each	5,824,000
3	3-bed semi houses (2 no.) - as r luff email 19.6.2017 - £360k	720,000
4	Sale of existing semi-detached (2 no.)	620,000
	SUB TOTAL	£ 8,019,000
5	Legals on flat / house sales (34 no. @ £2k ea.)	(68,000)
6	Agent's costs on sales (34 x £ 1750)	(59,500)
7	First time buyers stamp duty and legal fees for flats (12 x £3K)	(36,000)
8	Management Company (say)	(32,000)
	TOTAL	£ 7,823,500

RETURN

House Sales : £ 7,823,500 less Expenditure : £ 5,390,269

£ 2,433,231

COST PLAN 5 - DRAWING PL 1066 - HALL SITE

		<u>£</u>
1	Demolition cost	35,000
2	House/Flat Construction	
	21,851 ft ² @ £ 110.51/ft ²	2,414,754
3	Infrastructure	<u>207,500</u>
		£ 2,657,254
4	Preliminaries, overheads and profit 22%	584,596
5	Risk Register	29,519
6	Client Contingency	20,000
		<hr/>
	TOTAL COST TO BUILD: £	<u><u>3,291,369</u></u>
		<u>£ 150.63 / ft²</u>

NEW LIFE WORTHING - HALL SITE

HOUSE TYPE

Cost Plan - No.5

(92 m² ~ 990 ft² - APPROX)

Building Element	Cost	Cost per	Cost per
	£	m²	ft²
		£/m²	£/ft²
1 Demolition and alterations	0	0.00	0.00
2 Substructures	15,000	163.04	15.15
3 Timber frame and fireproofing	12,800	139.13	12.93
4 Upper floors	0	0.00	0.00
5 Staircases and balustrading	1,500	16.30	1.52
6 Roof and rainwater goods	8,900	96.74	8.99
7 External walls	13,500	146.74	13.64
8 External windows & doors	8,200	89.13	8.28
9 Internal walls	5,300	57.61	5.35
10 Internal doors	4,500	48.91	4.55
11 Wall finishes	7,500	81.52	7.58
12 Floor finishes	4,200	45.65	4.24
13 Ceiling finishes	3,000	32.61	3.03
14 Joinery fittings, etc	6,000	65.22	6.06
15 Sanitary fittings	2,600	28.26	2.63
16 Mechanical services	4,900	53.26	4.95
17 Electrical services	6,700	72.83	6.77
18 Statutory services	1,200	13.04	1.21
19 Lift	0	0.00	0.00
20 Builders Works in Connection	300	3.26	0.30
21 Site Clearance	200	2.17	0.20
22 External works	0	0.00	0.00
23 Soft landscaping	0	0.00	0.00
24 Drainage	3,100	33.70	3.13
	<u>£109,400</u>	<u>1,189.13</u>	<u>110.51</u>
25 Preliminaries	0	0.00	0.00
	<u>£109,400</u>	<u>£1,189.13</u>	<u>£110.51</u>
26 Fees and Charges	0	0.00	0.00
27 Risk Register	0	0.00	0.00
28 Contingency	0	0.00	0.00
Total	<u><u>£109,400</u></u>	<u><u>£1,189.13</u></u>	<u><u>£110.51</u></u>

Exclusions:

- 1 As attached

HALL SITE INFRASTRUCTURE

		<u>m</u>	<u>m²</u>	<u>Cost Allowance</u> £
1	Roads adopted	-	484	75,000
2	Roads unadopted	-	-	0
3	Footpaths- 2m wide	85	-	8,500
4 a	Gardens	-	1,334	27,000
4 b	Drives	-	312	4,500
4 c	Bins	-	-	2,000
5 a	Fences - perimeter	230	-	12,000
5 b	Fences - gardens	-	-	0
6	Street lighting (3 no.)	-	-	4,500
7	Public landscaping	-	-	1,000
8	Surface water drainage	70	-	7,000
9	Foul water drainage	70	-	14,000
10	Electricity	70	-	10,000
11	Gas	70	-	10,000
12	Water	70	-	14,000
13	BT/Cable	70	-	6,000
14	Existing stats diversion	-	-	3,000
15	Party wall fences	-	-	3,000
16	Connections in existing roads	-	-	6,000
		735	2,130	£ 207,500

COST PLAN 5 -DRAWING PL 106B/107B/108A
CHURCH SITE

		<u>£</u>
1	Demolition cost	35,000
2	Flat Construction 6475 ft2 @ £ 115.99/ft ²	751,035
3	Infrastructure	<u>70,500</u>
		£ 856,535
4	Preliminaries, overheads and profit 22%	188,438
5	Risk Register	20,480
6	Client Contingency	20,000

TOTAL COST TO BUILD: £ 1,085,453

£ 167.64 / ft²

NEW LIFE WORTHING - CHURCH SITE

FLAT TYPE

Cost Plan - No.5

(64 m² ~ 688 ft² - APPROX)

Building Element	Cost	Cost per m²	Cost per ft²
	£	£/m²	£/ft²
1 Demolition and alterations	0	0.00	0.00
2 Substructures	11,000	171.88	15.99
3 Timber frame and fireproofing	11,800	184.38	17.15
4 Upper floors	0	0.00	0.00
5 Staircases and balustrading	2,500	39.06	3.63
6 Roof and rainwater goods	5,800	90.63	8.43
7 External walls	10,900	170.31	15.84
8 External windows & doors	3,600	56.25	5.23
9 Internal walls	3,800	59.38	5.52
10 Internal doors	2,000	31.25	2.91
11 Wall finishes	3,500	54.69	5.09
12 Floor finishes	2,800	43.75	4.07
13 Ceiling finishes	2,200	34.38	3.20
14 Joinery fittings, etc	5,500	85.94	7.99
15 Sanitary fittings	1,800	28.13	2.62
16 Mechanical services	4,200	65.63	6.10
17 Electrical services	5,200	81.25	7.56
18 Statutory services	1,200	18.75	1.74
19 Lift	0	0.00	0.00
20 Builders Works in Connection	300	4.69	0.44
21 Site Clearance	200	3.13	0.29
22 External works	0	0.00	0.00
23 Soft landscaping	0	0.00	0.00
24 Drainage	1,500	23.44	2.18
	£79,800	1,246.88	115.99
25 Preliminaries	0	0.00	0.00
	£79,800	£1,246.88	£115.99
26 Fees and Charges	0	0.00	0.00
27 Risk Register	0	0.00	0.00
28 Contingency	0	0.00	0.00
Total	£79,800	£1,246.88	£115.99

Exclusions:

- 1 As attached

CHURCH SITE INFRASTRUCTURE

		<u>m</u>	<u>m²</u>	<u>Cost Allowance</u> £
1	Roads adopted	-	-	0
2	Roads unadopted	-	30	3,000
3	Footpaths- 2m wide	-	-	0
4 a	Gardens	-	215	3,000
4 b	Parking	-	187	14,000
4 c	Bins	-	12	3,000
5 a	Fences - perimeter	52	-	3,000
5 b	Fences - gardens	-	-	0
6	Street lighting (3 no.)	-	-	0
7	Public landscaping	-	-	0
8	Surface water drainage	25	-	4,500
9	Foul water drainage	25	-	8,000
10	Electricity	25	-	6,000
11	Gas	25	-	6,000
12	Water	25	-	8,000
13	BT/Cable	25	-	4,500
14	Existing stats diversion	-	-	1,000
15	Party wall fences	-	-	500
16	Connections to existing roads	-	-	6,000
		202	444	£ 70,500

Exclusions, except where stated

- VAT
- Legal costs.
- Land and Finance costs.
- Church costs moving from the sites, except where stated
- All design fees,
- All project management, contract administrator, cost consultant and CDM Principal Designer fees.
- All agents' fees.
- Building Regulation fee and Local Authority planning fees and license fees.
- Contingency sum (see Risk Register – Appendix 4).

Further pre-contract work required

- Specification for the works to be developed.
- Detailed design for the proposed works prior to tender to be developed.
- Legal agreements for the development to be completed, if required.
- A full Site Investigation is required and needs the engineer's interpretation.
- Party Wall Agreement with adjacent properties, if required.
- Structural Design to confirm design.
- Topographical Survey has been undertaken.
- Services Survey and proposed design required.

Appendices

- Appendix 1 - AFA Architects & Planners Ltd. drawings
- Appendix 2 - Outline Specification
- Appendix 3 - Indicative floor areas
- Appendix 4 - Risk Register
- Appendix 5 - Church Provisional sums
- Appendix 6 - Quotes

APPENDIX 1

GENERAL NOTES

This drawing is a design and should not be taken as a guarantee of performance or liability for any use other than the one intended. It is the responsibility of the user to ensure that the design is suitable for the intended use and that any modifications are made in consultation with the designer.

All dimensions are given in millimetres unless otherwise stated. Dimensions are given to the nearest millimetre unless otherwise stated. Dimensions are given to the nearest millimetre unless otherwise stated.

All work shall be carried out in accordance with the current British Standards and Codes of Practice unless otherwise stated. The designer shall be responsible for the interpretation of any drawings or specifications and shall be responsible for the interpretation of any drawings or specifications.

It is the responsibility of the user to ensure that the design is suitable for the intended use and that any modifications are made in consultation with the designer.

Rev	Date	Description	By	Check
1	15/11/17	Preparation of initial design drawings	PL	SR
2	16/11/17	Final design drawings for construction	PL	SR

Particulars of Issue

Status: New Feasibility

Client: NEW LIFE CHURCH WORTHING.

Project: RESIDENTIAL DEVELOPMENT AT JUBILEE HALL, 8-10 GREENLAND RD, WORTHING, BN13 2RR.

Drawing: SITE LAYOUT PLAN AS PROPOSED

Scale: A1
 Drawn: IDW
 Checked: SR5
 Project No: 1868
 Drawing: PL-1066
 Revision: B
 Date: DECEMBER 2017.



SCHEDULE OF AREAS - Apartments only.

- 192.0 sqm / 2064 sqft.
- 150.0 sqm / 1614 sqft.
- 150.0 sqm / 1614 sqft.
- 201.0 sqm / 2163 sqft.
- 201.0 sqm / 2163 sqft.
- 195.0 sqm / 2100 sqft.
- 190.5 sqm / 2052 sqft.
- 150.0 sqm / 1614 sqft.
- 143.0 sqm / 1538 sqft.
- 330 sqm / 3552 sqft.
- 1843.0 sqm / 19,838 sqft.

Total GIFA for apartments =

SCHEDULE OF ACCOMMODATION

- Site Area - Red Line 2890 sq m.
- Building 01
 - Ground Floor 2no. 1 Bed & 6no. 2Bed Apartments
 - First Floor 1no. 1 Bed & 7no. 2Bed Apartments
 - Second Floor 1no. 1 Bed & 7no. 2Bed Apartments
- Building 02
 - 4no. 1 Bed & 20no. 2Bed Apartments
 - 24 no Apartments
 - 02 no. Semi detached 3 bed dwellings.
- Total: 26 no. Units.
- Car Parking 27 car parking spaces.



SCHEDULE OF ACCOMMODATION

Site Area - Red Line

655 sq m. Subject to Site Survey

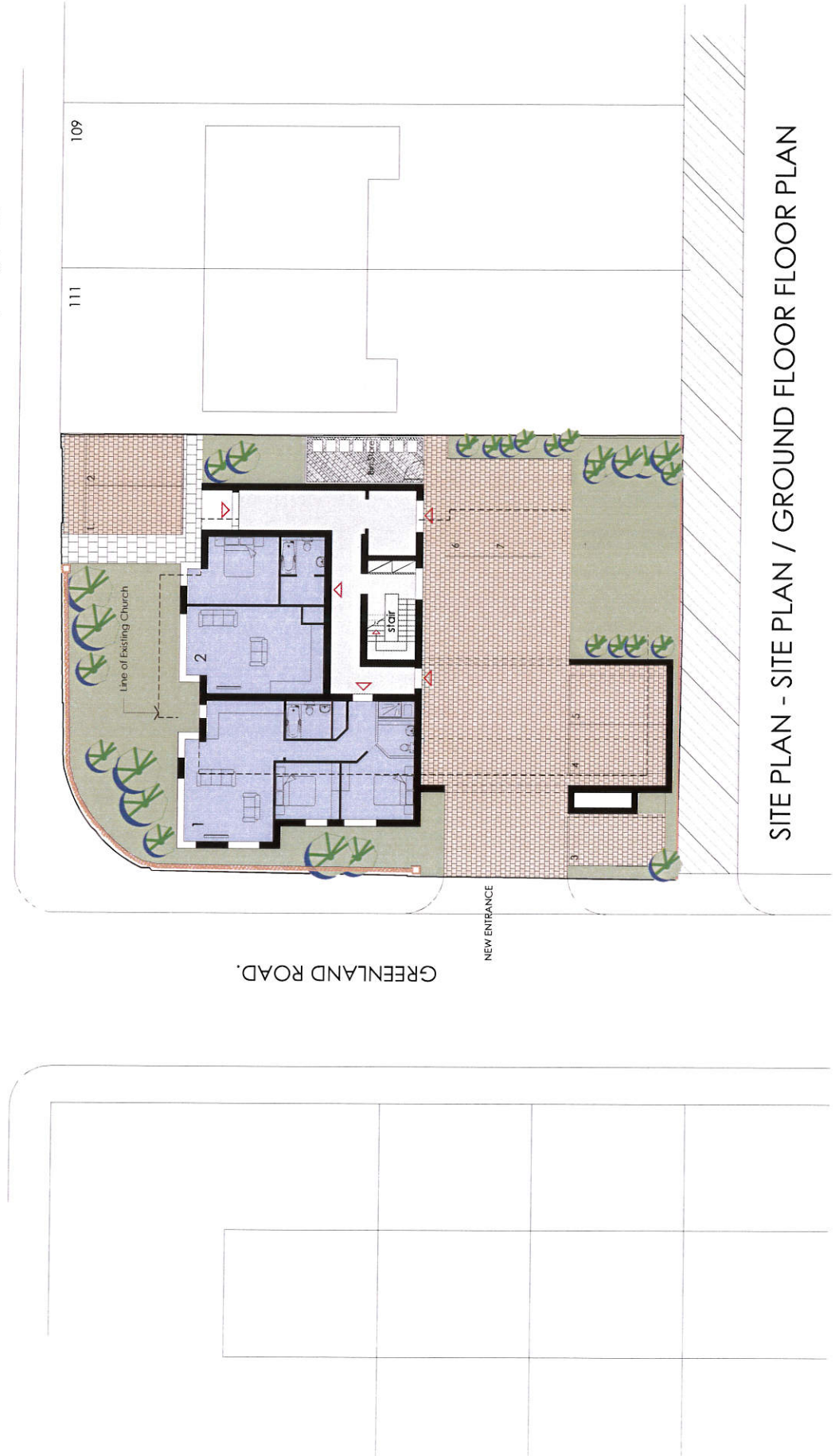
1 No. - 1 Bed Apartment 49 sq m/ 527 sq ft
6 No. - 2 Bed Apartments 431 sq m/ 4639 sq ft

Total No of Apartments 7 No. 5171 sq ft.

Car Parking

5 car parking spaces.

SALVINGTON ROAD.



GREENLAND ROAD.

NEW ENTRANCE

SITE PLAN - SITE PLAN / GROUND FLOOR PLAN

Revision	Date	Description	By	Checked
A	28.04.17	Final Subject	AW	
B	12.07.17	50% Bior Approved	AW	

Client
**NEW LIFE CHURCH,
WORTHING.**

Project
**RESIDENTIAL PROPOSALS
NEW LIFE CHURCH
SALVINGTON ROAD WORTHING.**

Drawing
**NEWLIFE CHURCH
SITE LAYOUT / GROUND FLOOR PLAN.
AS PROPOSED**

Scale B A3	Drawn	Checked	Approved
1:200	IDW	SRS	
Drawn No.	1872	PL-106	B

JUNE 2017.

afca
architects

Abacus House
Canton Place
Canolf
Salisbury
SP2 8HA
Tel: 01533 640444
Fax: 01533 642646

SCHEDULE OF ACCOMODATION

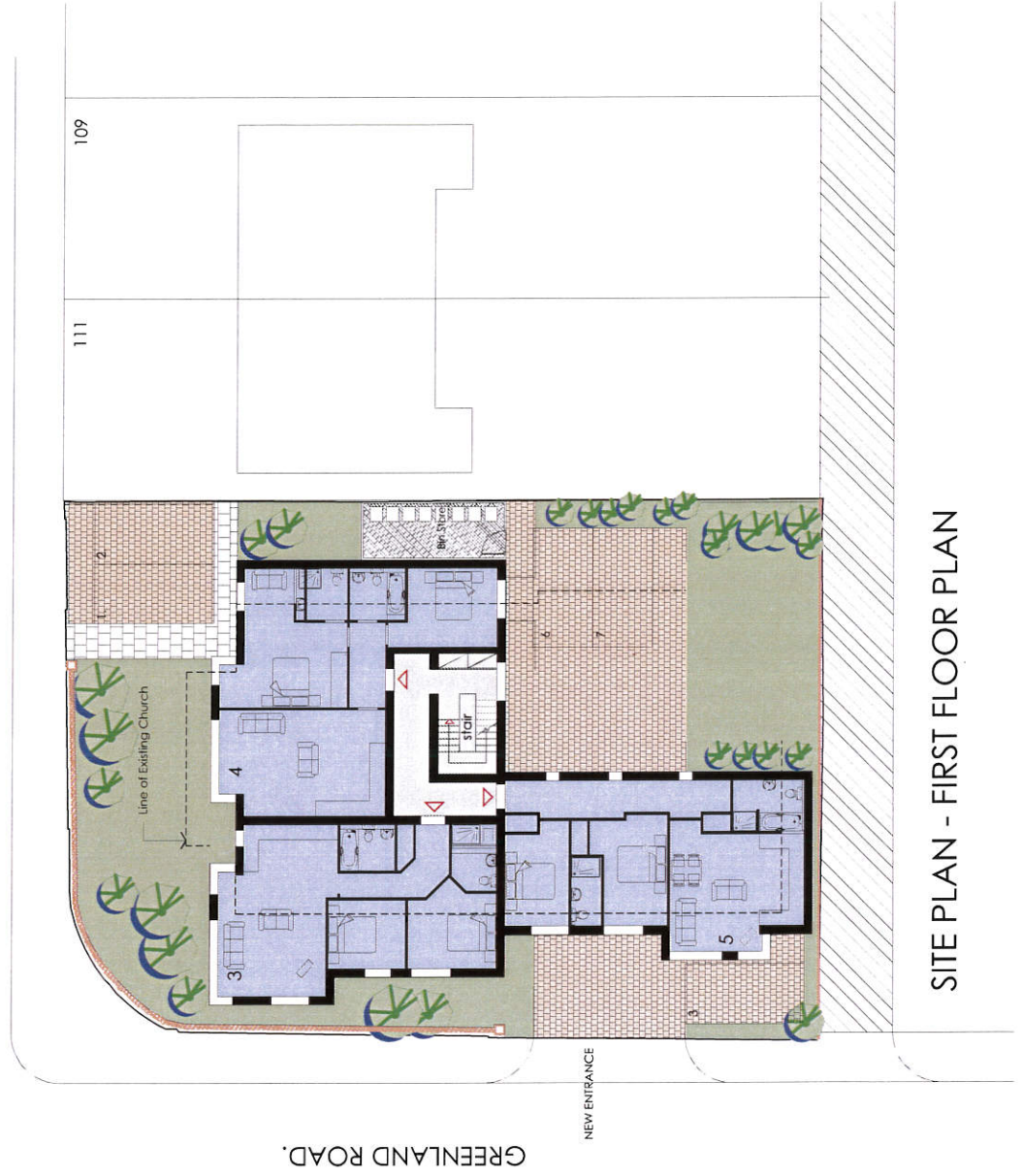
Site Area - Red Line
655 sq m. Subject to Site Survey

1 No. - 1 Bed Apartment 49 sq m/ 527 sq ft
6 No. - 2 Bed Apartments 431 sq m/ 4639 sq ft

Total No of Apartments 7 No. 5171 sq ft.

Car Parking
5 car parking spaces.

SALVINGTON ROAD.



SITE PLAN - FIRST FLOOR PLAN

Rev	Description	Date
1	As Issued	12/02/17
2	Approved & amended	28/02/17
3	Revised	15/03/17
4	Revised	15/03/17
5	Revised	15/03/17
6	Revised	15/03/17
7	Revised	15/03/17
8	Revised	15/03/17
9	Revised	15/03/17
10	Revised	15/03/17
11	Revised	15/03/17
12	Revised	15/03/17
13	Revised	15/03/17
14	Revised	15/03/17
15	Revised	15/03/17
16	Revised	15/03/17
17	Revised	15/03/17
18	Revised	15/03/17
19	Revised	15/03/17
20	Revised	15/03/17
21	Revised	15/03/17
22	Revised	15/03/17
23	Revised	15/03/17
24	Revised	15/03/17
25	Revised	15/03/17
26	Revised	15/03/17
27	Revised	15/03/17
28	Revised	15/03/17
29	Revised	15/03/17
30	Revised	15/03/17
31	Revised	15/03/17
32	Revised	15/03/17
33	Revised	15/03/17
34	Revised	15/03/17
35	Revised	15/03/17
36	Revised	15/03/17
37	Revised	15/03/17
38	Revised	15/03/17
39	Revised	15/03/17
40	Revised	15/03/17
41	Revised	15/03/17
42	Revised	15/03/17
43	Revised	15/03/17
44	Revised	15/03/17
45	Revised	15/03/17
46	Revised	15/03/17
47	Revised	15/03/17
48	Revised	15/03/17
49	Revised	15/03/17
50	Revised	15/03/17

Client
**NEW LIFE CHURCH,
WORTHING.**

Project
**RESIDENTIAL PROPOSAL/SAT
NEW LIFE CHURCH
SALVINGTON ROAD WORTHING.**

Drawing
**NEW LIFE CHURCH
FIRST FLOOR PLAN
AS PROPOSED.**

Scale 0: A3
Scale 0: A2
Scale 0: A1
Scale 0: A0

Drawn
1:200
1872

Checked
IDW
1872

Approved
SRS
PL-107
B

Date
APRIL 2017.

Architect
Oto Architects
100 High Street
South West
City 2000
Tel: 01453 80244
Fax: 01453 80246

oto
architects

www.otoarchitects.co.uk

SCHEDULE OF ACCOMMODATION

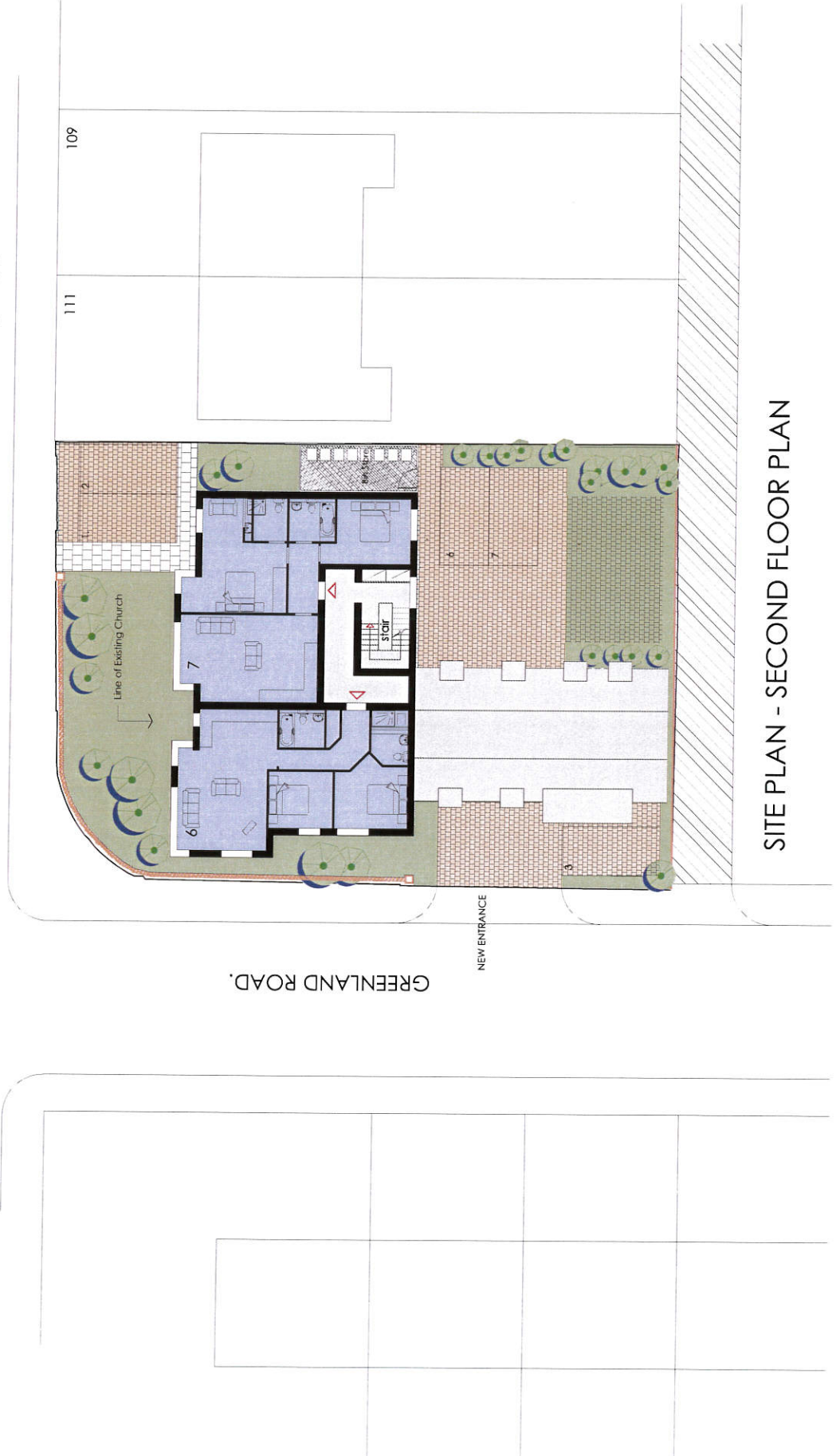
Site Area - Red Line
 655 sq m. Subject To Site Survey

1 No. - 1 Bed Apartment 49 sq m/ 527 sq ft
 6 No. - 2 Bed Apartments 431 sq m/ 4639 sq ft

SALVINGTON ROAD.

Total No of Apartments 7 No. 5171 sq ft.

Car Parking
 7 car parking spaces.



SITE PLAN - SECOND FLOOR PLAN

Revision	Date	Description	By	Check	Status
A.	28/01/17	Issue for approval	DMW		
A.	11/02/17	Revised for approval	DMW		

Client
 NEW LIFE CHURCH,
 WORTHING.

Project
 RESIDENTIAL PROPOSALS AT
 NEW LIFE CHURCH
 SALVINGTON ROAD WORTHING.

Drawing
 NEW LIFE CHURCH
 SECOND FLOOR PLAN
 AS PROPOSED.

Scale: A3
 Drawn: IDW
 Checked: SRS
 Approved: SRS

Project No: 1872
 Discipline: PL-108
 Revision: B

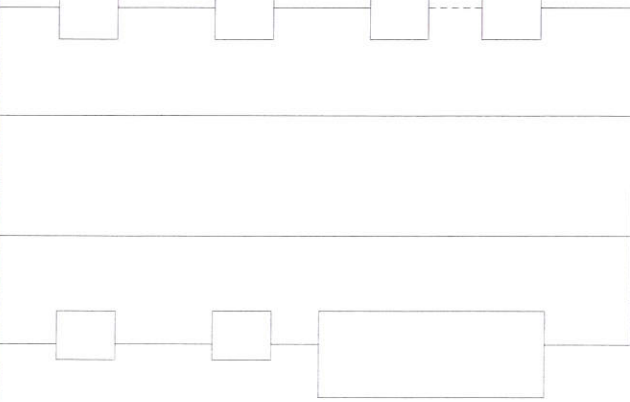
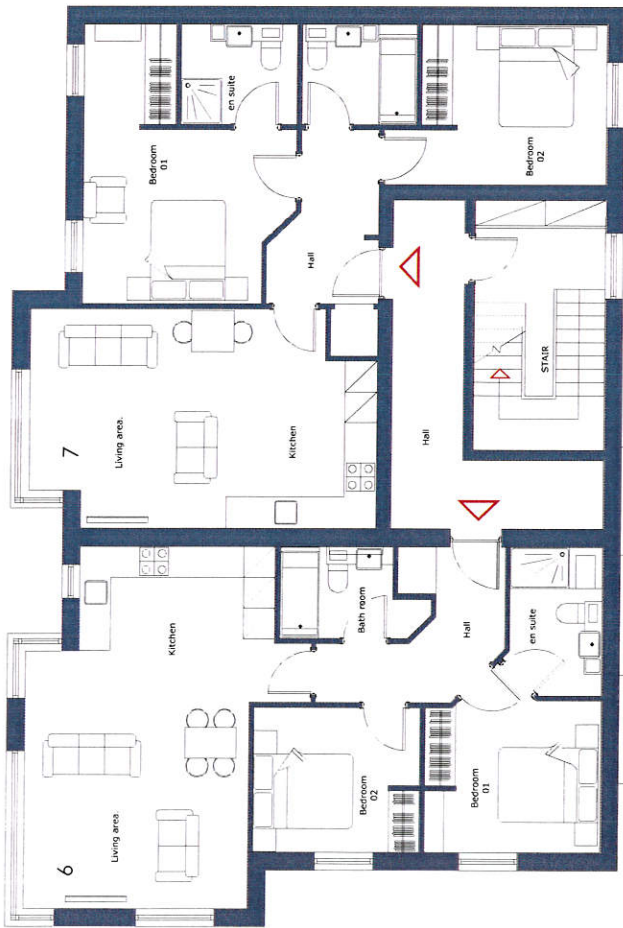
Date: APRIL 2017.

Architect:
 Canon Peter
 Cardiff
 150
 EZZA BVA

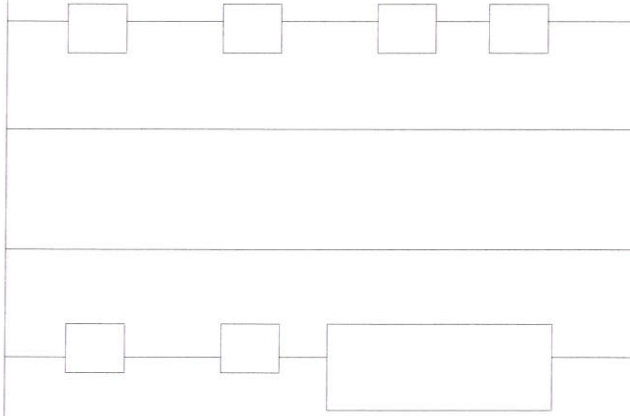
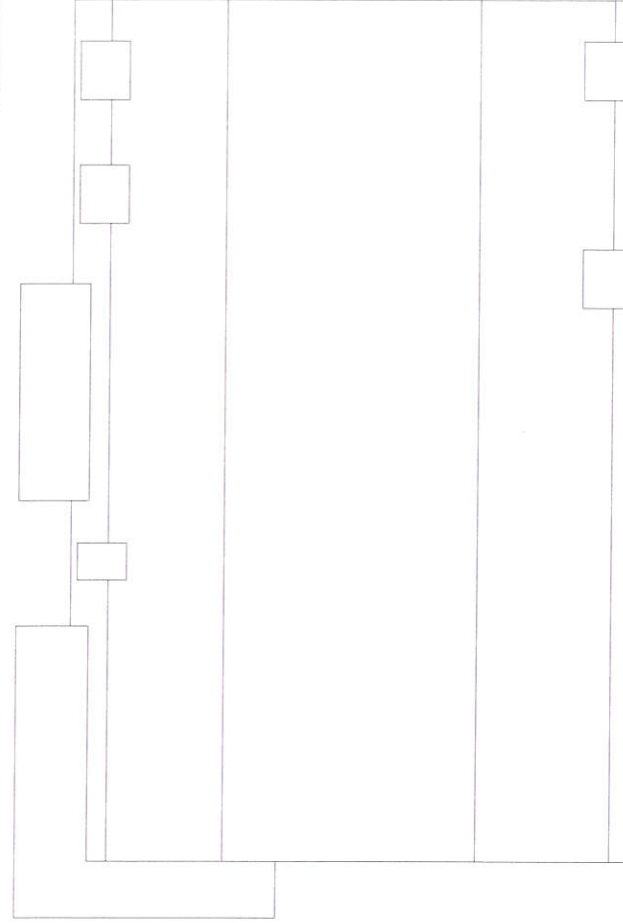
For: 01633 80004
 Fax: 01633 80020

afa
 architects

www.afa-architect.co.uk



SECOND FLOOR PLAN



ROOF PLAN

GIFA For Apartments

- Apartments 1 3 & 6 = 68.0 sqm / 730 sqft.
- Apartment 2 = 49.5 sqm / 532 sqft.
- Apartments 4 & 7 = 76.4 sqm / 822 sqft.
- Apartment 5 = 74.6 sqm / 802 sqft.

Circulation GIFA = 104 sqm / 1128 sqft.

Rev	Description	By	Check	Date
1	Issue for client	DM		
2	Issue for construction	DM		
3	Issue for construction	DM		

Client: **NEW LIFE CHURCH, WORTHING.**

Project: **RESIDENTIAL PROPOSALS AT NEW LIFE CHURCH GREENLAND ROAD WORTHING.**

Drawing: **NEW LIFE CHURCH SITE APARTMENTS 2ND FLOOR & ROOF PLAN. AS PROPOSED.**

Scale: 1:100

Drawn: IDW

Checked: SKS

Approved: -

Project No: 1672

Draft: PL-112

Revision: B

Date: **AUGUST 2017.**

afa architects

Alexis Hogg
Caron Race
Cristoff
Sally
E22 8HA

Tel: 01323 824444
Fax: 01323 824246

www.dib-architect.co.uk



GROUND FLOOR PLAN



GIFA For Apartments

- Apartments 1 3 & 6 = 68.0 sqm / 730 sqft.
- Apartment 2 = 49.5 sqm / 532 sqft.
- Apartments 4 & 7 = 76.4 sqm / 822 sqft.
- Apartment 5 = 74.6 sqm / 802 sqft.

Circulation GIFA = 104 sqm / 1128 sqft.



FIRST FLOOR PLAN

No.	Date	By	For
1	11/11/17	AW	AW
2	11/11/17	AW	AW
3	11/11/17	AW	AW
4	11/11/17	AW	AW
5	11/11/17	AW	AW
6	11/11/17	AW	AW
7	11/11/17	AW	AW
8	11/11/17	AW	AW
9	11/11/17	AW	AW
10	11/11/17	AW	AW
11	11/11/17	AW	AW
12	11/11/17	AW	AW
13	11/11/17	AW	AW
14	11/11/17	AW	AW
15	11/11/17	AW	AW
16	11/11/17	AW	AW
17	11/11/17	AW	AW
18	11/11/17	AW	AW
19	11/11/17	AW	AW
20	11/11/17	AW	AW
21	11/11/17	AW	AW
22	11/11/17	AW	AW
23	11/11/17	AW	AW
24	11/11/17	AW	AW
25	11/11/17	AW	AW
26	11/11/17	AW	AW
27	11/11/17	AW	AW
28	11/11/17	AW	AW
29	11/11/17	AW	AW
30	11/11/17	AW	AW

Client: NEW LIFE CHURCH, WORTHING.

Project: RESIDENTIAL PROPOSALS AT NEW LIFE CHURCH, GREENLAND ROAD WORTHING.

Drawing: NEW LIFE CHURCH APARTMENTS GROUND & FIRST FLOOR PLANS AS PROPOSED.

Scale: 1:100
 Drawn: IDW
 Checked: SRS
 Project No: PL-111
 Revision: B
 Date: AUGUST 2017.

afca architects
 Account House
 Carington
 South West
 CT2 8PA
 Tel: 01433 82944
 Fax: 01433 84266
 www.afcacarchitects.co.uk

External Finishes Schedule.

Roof Finishes:
Roof finish to be smooth black reconstituted slates by masons Elemite.

External Walls:
Dormer windows to be dark grey metal cladding.
Walls
Walls to be finished in Red/Brown clay / firing brickwork - Bricks by LBC or Hatstock.
Contrasting dark red brickwork to underside of bay windows and apartments to rear.
Bourgiey clay brickwork to D/C level.
Walls to be finished in a contrasting white - portland stone finish.
Bay windows to be grey metal cladding - zinc or aluminium to approved samples.

WINDOWS & EXTERNAL DOORS:
Windows: to be Dark Grey Powder coated aluminium double glazed windows & doors.
Solar shading / sliding louvers to principal windows.

Rainwater GOODS:
RW pipes to be 110mm half round in black aluminium.
RW Downpipes to be 68mm Dia Round in Black aluminium.

Revision	Date	Description	By	Check

Client:
NEW LIFE CHURCH, WORTHING.

Project:
RESIDENTIAL PROPOSALS AT NEW LIFE CHURCH GREENLAND ROAD WORTHING.

Drawing:
NEW LIFE CHURCH SITE APARTMENT ELEVATIONS - 01 AS PROPOSED.

Scale @ A3:
1:100 IDW SRS

Project No:
1872

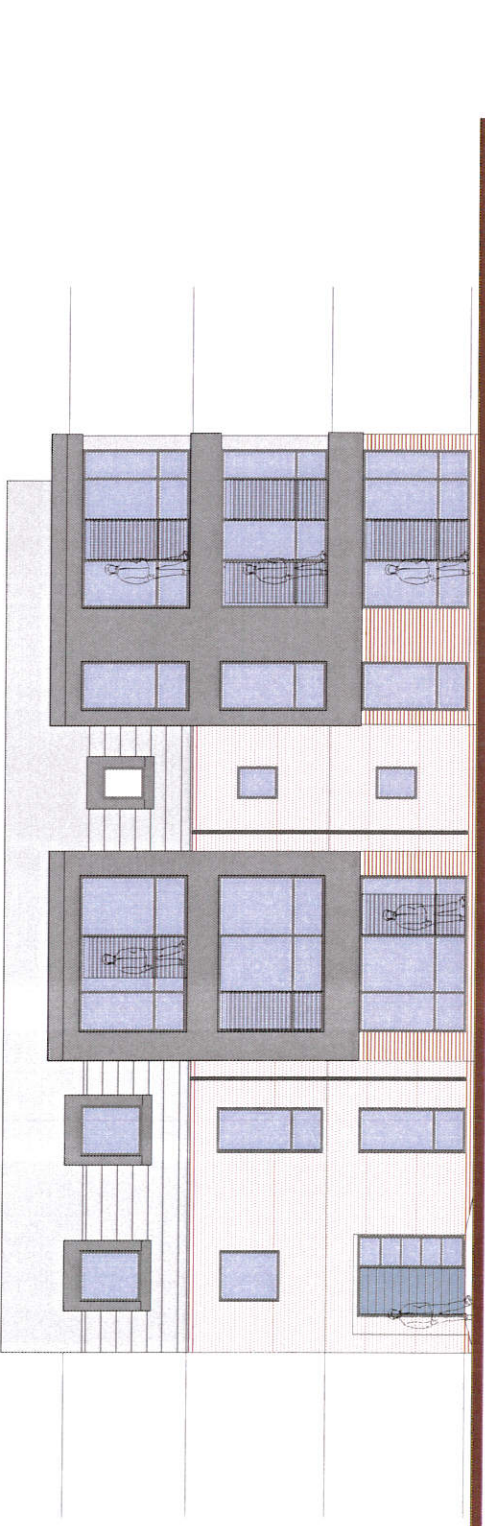
Dwg No:
PL-109

Issue:
AUGUST 2017.

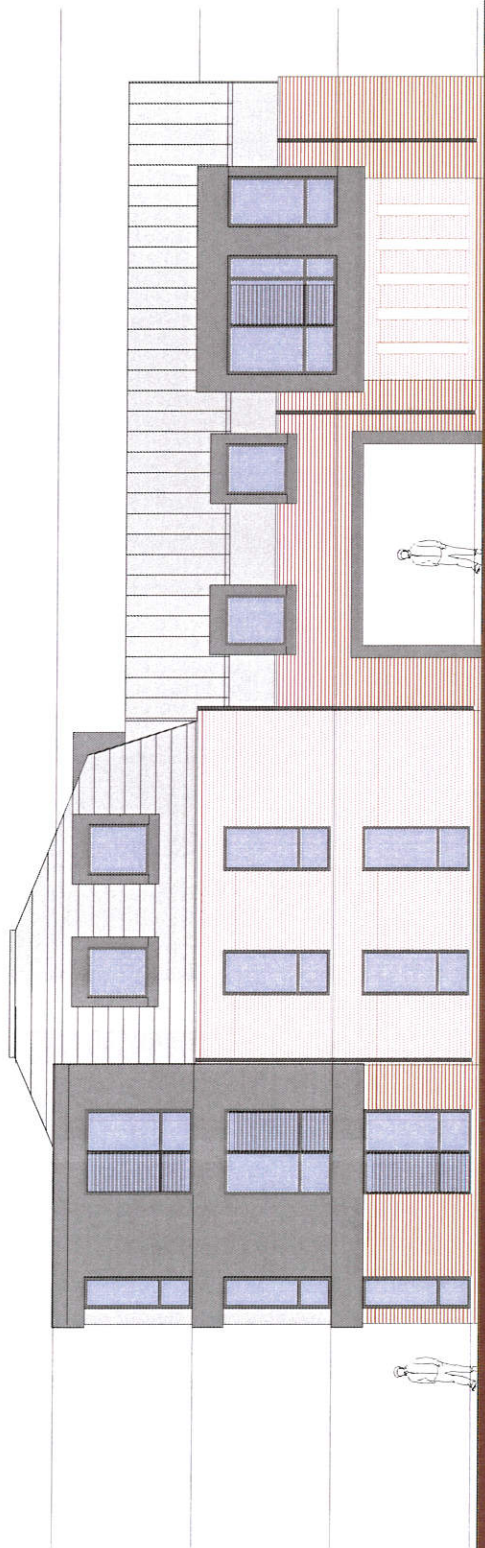
ABOUT HOUSE
Custom House
121-123
South Works
CF23 9HA
Tel: 01453 80244
Fax: 01453 80246



www.oiq-architects.co.uk



FRONT ELEVATION - SALVINGTON ROAD



FRONT ELEVATION - GREENLAND ROAD

External Finishes Schedule.

Roof Finishes:
Roof finish to be smooth black reconstituted slates by massis Eternit.

Dermer windows to be dark grey metal cladding.

External Walls:

Walls to be finished in Redfrown clay facing brickwork - Bricks by LBC or Babcock
Contrasting dark red brickwork to underside of bay windows and apartments to rear.

Window sills to be grey clay brickwork to DPC level
Window reveals to be contrasting stone in contrasting white - portland stone finish.

Bay windows to be grey metal cladding - zinc or aluminium to approved samples.

Windows & External Doors:

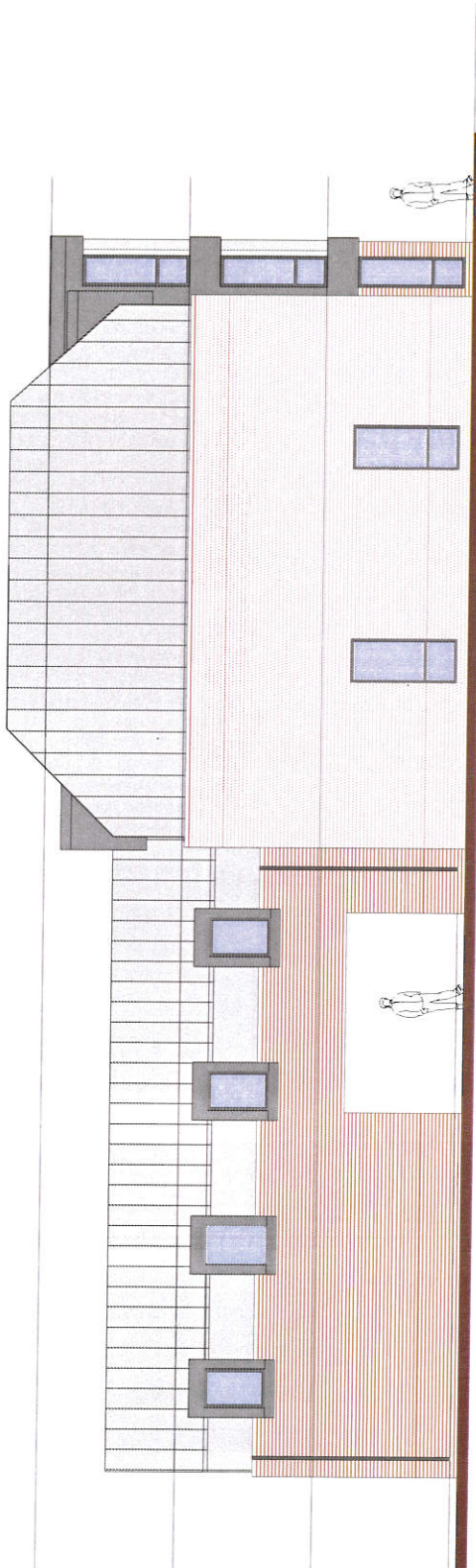
Windows to be Dark Grey Powder coated aluminium double glazed windows & doors.

Solar shading / sliding louvers to principal windows.

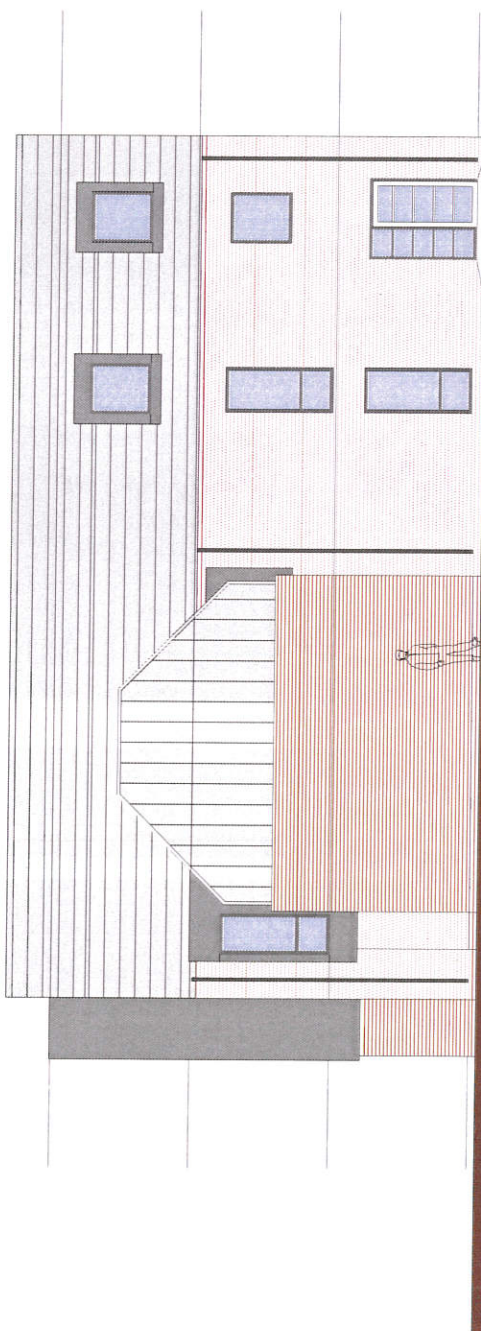
Rainwater Goods:

RW outlets to be 10mm half round in black aluminium.

RW Downpipes to be 68mm Dia Round in Black aluminium.



SIDE ELEVATION - FACING ADJOINING PROPERTY 111 SALVINGTON ROAD.



SIDE ELEVATION - FACING ADJOINING LANE

Revision	Date	Description	By	Check
			RW	

Client: **NEW LIFE CHURCH, WORTHING.**

Project: **RESIDENTIAL PROPOSALS AT NEW LIFE CHURCH GREENLAND ROAD WORTHING.**

Drawing: **NEW LIFE CHURCH SITE APARTMENT ELEVATIONS - 02 AS PROPOSED.**

Scale(s)	Drawn	Checked	Approved
1:100	IDW	SRS	
Version No.	Disc No.	Revision	
18/2	PL-110		
Date: AUGUST 2017.			

Architect Name: **Caroline Peake**
Contractor: **Carroll Smith**
Site No: **CF23 8HA**
Tel: **01333 84244**
Fax: **01333 84244**

ofa architects

www.ofa-architects.co.uk

APPENDIX 2

NEW LIFE WORTHING - HOUSING

OUTLINE SPECIFICATION

ARCHITECTURAL GENERAL DETAILS

Foundations

The foundations are to be deep strip concrete foundations; ground floor to be 150 reinforced ground floor slab; all on insulation; hardcore and dpm

Roof Covering

The roof covering for the building will be new roof tiles on new rafter's structure with Tyvek Breather felt membrane below battens where extended. Head gauge of battens to suit 45 deg pitch in accordance with manufacturers technical data, inclusive of all eaves, ridge and gable end details, all as architects drawings.

The roof drainage system will be gravity fed with external rainwater pipes at interval required to drain roof capacity. UPVC black in colour.

The roof make up shall include insulation that will comply with LPCB requirements Grade A and will achieve a minimum 'U' value of 0.25 w/m.sq deg C. Insulation to bear on two membrane layers, laid in opposite directions with all joints tape sealed, inclusive of a vapour barrier.

Insulation containing CFC gases in their manufacture will not be used.

The roof shall include all necessary eaves, soffits, cover flashings etc, all in matching finish as shown on the drawings and to manufacturers' recommendations. All necessary fixings shall be in accordance with manufacturers' instructions.

Rainwater goods will be sized in accordance with British Standards and Codes of Practice requirements to provide sufficient rigidity and capacity for the area to be drained. Components adequately sized for their potential use.

The gutter is to be supported in accordance with manufacturers' recommendations.

The disposal of rainwater shall be via an approved system, designed and all drainage calculated and sized accordingly, by the contractor.

Frame

Structural timber frame house or flats.

Floors

Upper floors to have caber deck flooring boarding; with Celotex insulation between joists. Wet room protection to all floors within baths, ensuites, kitchen and utility room.

NEW LIFE WORTHING - HOUSING

OUTLINE SPECIFICATION

External Walls

New external wall will generally comprise facing bricks outer skin and an 125 insulated cavity, onto timber frame structure, skim plaster finish on plasterboard internally. Minimum 'U' Value of 0.35 w/m.sq deg C.

Masonry skins to be tied across cavity with stainless steel wall ties with pvc washers holding insulation against the timber frame.

Expansion joints at centres specified by structural engineers and to be located where possible behind rainwater downpipes.

All jambs and sills to have proprietary insulated cavity closers.

All internal walls to be timber stud full height to underside of roof or ceiling beams.

All as the architects drawings.

Windows

Windows and doors will be compliant with all relevant Codes of Practice and Building Regulations.

New windows to be high performance, double glazed, softwood windows, fully thermally broken, pressure equalised and self draining. Any opening lights will have locking device. Painted

All windows to be fitted with window ironmongery.

External Doors (DDA compliant)

New external doors.

Architectural ironmongery is to be provided with necessary locks, pull handles, door closers, doorstops and are to be sourced from a single supplier.

All door installations are to be complete with air/water seals recommended by the door manufacturer.

Internal Doors (DDA compliant)

New internal doors to be ash finish with clear lacquer finish. Where vision panels are specified they should be fire rated with safety glass as required by The Building Regulations.

All new door frames, linings, stops and architraves to be softwood painted.

Stainless steel Ironmongery is to be as agreed with the architect.

Staircases

New staircase, handrails both sides.

NEW LIFE WORTHING - HOUSING

OUTLINE SPECIFICATION

FINISHES

Floor Finishes

Cement and sand screed to all ground floor areas.

Carpet or laminate flooring.

New softwood skirting's will be installed to all areas.

Entrance mat to foyer.

Wall Finishes

Skim plaster and emulsion paint to all walls within the building.

Ceiling Finishes

New ceilings with acoustic and fireline plasterboard, skim and emulsion paint to all finished ceilings.

Fixtures and Fittings

To be agreed.

Mechanical and Electrical Services

New heating system throughout. Plumbing for hot and cold systems and connecting to a new boiler pipework, zoning controls and valves, sized to suit.

Commission.

New lighting and power system off new zoned consumer board. Burglar alarm PIR sensors. External security lighting.

New consumer board connected back to the incoming mains.

New lighting throughout with wiring back to new consumer board.

New double socket power points to the walls equally spaced throughout.

New emergency light fittings.

New domestic fire detection system to new building, to include for smoke and heat detection system, sounders.

Power supplies to all equipment stated in the cost plan.

NEW LIFE WORTHING - HOUSING

OUTLINE SPECIFICATION

External Areas

New footpaths and parking spaces, with gardens re landscaped. New soft landscaping.

Underground Drainage

The underground drainage is to comply with Planning Permission and Building Regulations, discharging to the existing system.

Utility services

The existing electricity mains incoming to the building, including the main cable, will be diverted away from the new building area to an agreed position. All new cables are to be wired back to a new consumer board.

The existing services to the site to be re-diverted to the first new house or into the flat complex.

Demolitions

The contractor will arrange demolition of the Church, Jubilee Hall and bungalow, together with security and weather proofing as required during the works, ready for the new housing.

APPENDIX 3

NEW LIFE CHURCH, WORTHING – NEW HOUSING

SCHEDULE OF INDICATIVE FLOOR AREAS

	<u>ft²</u>
1. Church site apartments	6,475
2. Jubilee Hall apartments	19,838
3. Jubilee Hall houses	2,013
	<hr/>
4. TOTAL FLOOR AREA :	28,326
	<hr/> <hr/>

APPENDIX 4

PROJECT RISK REGISTER

Project Risk Register : New Life Worthing - Housing		Risk Potential	Potential Value	Factored Value
Risk No.	Description	%		
1	Programme delays	58	3,500	2,030
2	Structural issues	9	2,400	216
3	Alternative Access to site not available	21	2,300	483
4	Access difficulties	30	4,000	1,200
5	Planning Consent conditions	90	1,500	1,350
6	Tree roots	40	3,000	1,200
7	Services on development area	9	1,000	90
8	Extreme Weather Conditions	50	800	400
9	Security provision during works	40	3,000	1,200
10	Difficulties with adjacent owners	60	3,000	1,800
11	Ground soft spots	50	1,500	750
12	Problems with existing boundaries	50	4,000	2,000
13	Building regulation issues	30	3,000	900
14	Conservation issues	10	5,000	500
15	Shortage of Trade Workforce	30	2,000	600
16	Issues with foundations	40	4,000	1,600
17	Inflation higher than anticipated	30	1,000	300
18	Existing Drainage requires upgrading	30	5,000	1,500
19	Services not available	20	8,000	1,600
20	Preliminaries insufficient	20	3,000	600
21	Double handling materials issues	20	2,400	480
22	Openreach pole issues	80	6,000	4,800
23	Client changes	30	3,000	900
24	Building Services changes	20	3,000	600
25	Noise issues	40	4,000	1,600
26	Utility Connection problems	60	3,000	1,800
27	Drainage Connection problems	60	2,000	1,200
28	Tender back higher	20	1,000	200
29	Access for loading and unloading	30	1,000	300
30	Legal issues/Rights of Way/Wayleaves	5	2,000	100

PROJECT RISK REGISTER

Project Risk Register : New Life Worthing - Housing		Risk Potential	Potential Value	Factored Value
Risk No.	Description	%		
31	Noise dust issues generally	60	5,000	3,000
32	Highway connection issues	50	8,000	4,000
33	Highway Section 106	50	5,000	2,500
34	Removal of existing building	40	8,000	3,200
35	Asbestos found	100	5,000	5,000
Total Risk Allowance :				49,999

APPENDIX 5

HOUSING SITE
CLIENT CONTINGENCY

		£
1	Moving out of Jubilee Hall / bungalow	5,000
2	Additional Insurance for the works	2,000
3	Moving telephones, etc. for existing buildings	1,000
4	Move Open Reach pole and cables adjacent site	6,000
5	Remove existing services from site	3,000
6	General contingency	3,000
		£ 20,000

CHURCH SITE
CLIENT CONTINGENCY

		£
1	Moving out of the Church and hall	5,000
2	Additional Insurance for the works	2,000
3	Moving 'glass screen' to Church storage ready for new Church	2,000
4	Moving commemorative stone from walls to new Church	4,000
5	Making good right of way adjacent to Church	4,000
6	General contingency	3,000
		£ 20,000

APPENDIX 6

Old Salts Nursery
Old Salts Farm Road
Lancing
West Sussex
BN15 8JQ
Tel: 01903 766376



ASTRA DEMOLITION

Waste Licence No.
WSX 874808
VAT Registration No.
844 6177 09
Mobile:
07867 598242

Pastor Paul Hammond
10 Greenland Road
Worthing
West Sussex
BN13 2RR

30/05/2017

Dear Sir

Please find below our price for the demolition and clearance work of Church at Salvington Road Worthing.

- (1) For the total demolition of building.
- (2) To clear from site all debris and hardcore.
- (3) To grub out and clear concrete floor slab and footings.
- (4) To leave site clean and tidy on completion.

Total Price £14.000.00

Price for demolition of Jubilee Hall Greenfield Road Worthing.

- (1) For total demolition of hall and outbuildings.
- (2) To clear from site all debris and hardcore.
- (3) To grub out and clear car park area.
- (4) To remove from site all trees and shrubs in rear garden and out buildings.
- (5) To leave site clean and tidy on completion.

Total Price £18.000.00

Price for total demolition and clearance of bungalow at Greenfield Road Worthing.

Total Price £7.000.00

We hope this estimate meets with your approval and we await your further instructions.

Should you have any queries please do not hesitate to contact us.

A risk assessment and method statement are available on request.

Yours Sincerely

Mr Mark Fowler

AXIO (Special Works) Limited

Construction & Specialist Civil Contractors

Unit 8 Hove Enterprise Centre
Basin Road North
Portslade
West Sussex. BN41 1UY
Tel: (01273) 415222
Fax: (01273) 415456
Email: coops@axiok.co.uk
www.axiok.co.uk



Our ref: SJC/cj/ASW2279

3rd April 2017

By email only

Ascribe Management Services Limited
PO Box 84
Caldicot
NP26 3WS

For the attention of Mr Andy Morton

Dear Andy

Re: Demolition of Jubilee Hall and Bungalow, Greenland Road, Worthing

With reference to the above proposed project and further to our meeting on site last week, we thank you for the opportunity given and in accordance with your instructions received. Please find set out below our brief specification to demolish and clear all arisings from the bungalow and hall, to include installing a plywood hoarding to the entire perimeter of the site and including installing a pair of site entrance gates all for the lump sum job price of £87,243.75 plus VAT

Set up site – place all necessary welfare facilities for our operatives on site and supply all necessary statutory signage.

We have included for all necessary labour, plant and materials to construct a solid plywood hoarding to the entire perimeter of the site, using 150mm x 50mm softwood posts covered in ply-wood at 2.4m high, to include painting. To include one pair of 5m wide x 2.4m high site entrance gates to secure the site.

We have included a provisional sum of £4,500.00 to disconnect and cut off services i.e. gas / water / electricity and BT.

We have included a provisional sum of £7,000 to carry our a full R&D asbestos survey and subsequent removal of any asbestos found.

Cont/

Registered Office: Maria House, 35, Millers Road, Brighton, East Sussex. BN1 5NP. Reg. No 5016453 VAT No 825 1113 68.

We have included for all necessary labour, plant and removal of all arisings for the demolition of the bungalow / hall / outbuildings and all hard standings to include concrete oversite foundations and the removal of all green waste from site, leaving flat and level on completion.

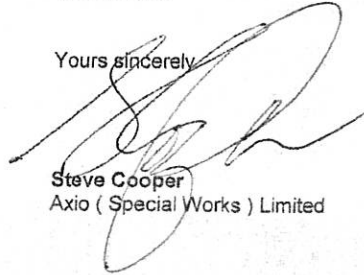
We have included to excavate the foul drainage and cap off in the last manhole and leave safe for future connection.

If, as we trust, our Quotation is of interest and under active consideration we would be pleased to meet with yourselves and the design team to demonstrate our understanding of the works and agree any outstanding items to include contract period, commencement and completion dates.

Please note we have included for all necessary preliminaries and site welfare facilities during the course of the works.

Please note we have not included any client contingency within the above quoted sum.

Yours sincerely



Steve Cooper
Axio (Special Works) Limited

AXIO (Special Works) Limited

Construction & Specialist Civil Contractors

Unit 8 Hove Enterprise Centre
Basin Road North
Portslade
West Sussex, BN41 1UY
Tel: (01273) 415222
Fax: (01273) 415456
Email: oops@axiolk.co.uk
www.axiolk.co.uk



Constructionline
Part of Capita plc



Our ref: SJC/cj/ASW2280

3rd April 2017

By email only

Ascribe Management Services Limited
PO Box 84
Caldicot
NP26 3WS

For the attention of Mr Andy Morton

Dear Andy

Re: Demolition of the Church site only, Greenland Road, Worthing

With reference to the above proposed project and further to our meeting on site last week, we thank you for the opportunity given and in accordance with your instructions received. Please find set out below our brief specification to demolish and clear all arisings from the bungalow and hall, to include installing a plywood hoarding to the entire perimeter of the site and including installing a pair of site entrance gates all for the lump sum job price of £55,210.00 plus VAT

Set up site – place all necessary welfare facilities for our operatives on site and supply all necessary statutory signage.

We have included for all necessary labour, plant and materials to construct a solid plywood hoarding to the entire perimeter of the site, using 150mm x 50mm softwood posts covered in ply-wood at 2.4m high, to include painting. To include one pair of 5m-wide x 2.4m high site entrance gates to secure the site.

We have included a provisional sum of £2,250.00 to disconnect and cut off services i.e. gas / water / electricity and BT.

We have included a provisional sum of £3,000 to carry out a full R&D asbestos survey and subsequent removal of any asbestos found.

Cont/

Registered Office: Maria House, 35, Millers Road, Brighton, East Sussex. BN1 5NP. Reg. No 5016453 VAT No 525 1113 88.

We have included for all necessary labour, plant and removal of all arisings for the demolition of the church only to include all hard standings, concrete oversite foundations and the removal of all green waste from site, leaving flat and level on completion.

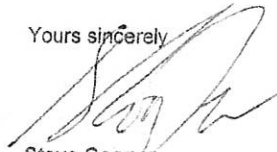
We have included to excavate the foul drainage and cap off in the last manhole and leave safe for future connection.

If, as we trust, our Quotation is of interest and under active consideration we would be pleased to meet with yourselves and the design team to demonstrate our understanding of the works and agree any outstanding items to include contract period, commencement and completion dates.

Please note we have included for all necessary preliminaries and site welfare facilities during the course of the works.

Please note we have not included any client contingency within the above quoted sum.

Yours sincerely



Steve Cooper
Axio (Special Works) Limited

andy@ascribems.co.uk

From: Ethan Morgan <ethan.morgan@firwoodhomesltd.co.uk>
Sent: 05 June 2017 10:30
To: andy@ascribems.co.uk
Subject: Worthing & Wimbledon.
Attachments: Q6202-05062017081549.pdf

Morning Andy,

Please find the attached budget only quotation for the Residential Development at Life Church, Greenland Road, Worthing.

I have also reviewed the new plans sent for 6 Belton drive, Wimbledon, London and can confirm the overall building changes will not effect our timber frame price (as long as the building remains the same overall size) however please note the following:

- Our panels as shown on the specification are sheathed with 9.5mm osb but drawings are showing 18mm osb, does our quote need to be updated?
- On our original quote the basement level (lower ground floor) was assumed to be in masonry however the new plans specify the walls are to be timber frame with a concrete floor above which will not be feasible due to the weight imposed on the timber frame from the concrete floor.

Any queries on either of the above jobs please don't hesitate to contact me.

Best Regards
Ethan Morgan

Tel:- (01646) 600724
Fax:- (01646) 601661



Handwritten notes:
22074
3292
25366 ft²

Handwritten calculations:
ft²) £323,310.00
£12.74/ft²

www.firwoodtimberframe.co.uk

facebook

We are now on Facebook. Search Firwood Timber Frame or visit us here <http://www.facebook.com/FIRWOODTIMBERFRAME>

Firwood Homes Ltd. Registered Office: Unit 5, Great Honeyborough, Neyland, Milford Haven, Pembrokeshire, SA73 1SE.

Please think of the environment before you print this email

This e-mail and any attachments are confidential and intended solely for the use of the addressee only. If you have received this message in error, you must not copy, distribute or disclose the contents; please notify the sender immediately and delete the message. This message is attributed to the sender and may not necessarily reflect the view of Firwood Homes Ltd. Agreements binding Firwood Homes Ltd. may not be concluded by means of e-mail

Firwood

Homes Limited
Timber Frame Manufacturers

Quotation No. 6202

OFFERED IN ACCORDANCE WITH OUR GENERAL TERMS & CONDITIONS OF SALES.

Client : Ascribe Management Services Ltd.

Project : Residential Development, Life Church,
: Greenland Road, Worthing.

Our Ref: EM6202

Date: 05-06-17

We thank you for your kind enquiry in which we have the pleasure in offering the following quotation.

To Supply Only a 140mm Structural Timber Frame package to the enclosed Specification. The VAT on the supply only option will be zero rated if the property is a new domestic dwelling and fixed.

To Supply Only the 2 Apartment Buildings & the 3 Bed Terrace @ £323,310-00 + VAT

Erection cost to fix timber frame package to comply with all current HSE & CDM regulations which includes a contract lift @ £74,610-00

Budget Price subject to full working drawings. Basic timber frame package as specification. Any steels required by others. Please take this as an estimation working off the provided square metres shown on the plans.

NOTE:

1. The details have been taken for quotation purpose and the structure will only be fully engineered once an official order has been placed.
2. Prices remain fixed for a period of 3 months only.
3. Some remedial work may be required when erecting due to the nature of working with wood.
4. Fire Strategy is the responsibility of the main contractor to comply too all necessary fire safety initiatives. (Advice on these can be obtained from the STA).
5. Deliveries to site to be transported on an articulated lorry. Please advise if access is a problem in advance. Deliveries on a rigid lorry can be arranged at an extra cost. The deliver will also be to the nearest suitable point in the opinion of the driver. Offloading and hoisting of materials to correct working levels and within 5 meters of working place for all deliveries by Contractor/Customer without undue delay.
6. Offloading is the responsibility of the customer/main contractor.
7. Current delivery time is 2 to 4 working weeks from the date of order and receipt of full working drawings.

Signed E. Morgan

Date 05-06-17

Unit 4, Great Honeyborough, Neyland,
Milford Haven, Pembrokeshire, SA73 1SE
Telephone: 01646 600724
Fax: 01646 601661
E-mail: info@firwoodhomesltd.co.uk
Website: www.firwoodtimberframe.co.uk

Registered Office:
Unit 5, Great Honeyborough,
Neyland, Milford Haven,
Pembrokeshire. SA73 1SE
Reg. No. 2820991
VAT No. 558 1855 09

To pay via BACS
Account: 60373036
Sort Code: 20-37-82



TIMBER FRAME SPECIFICATION

Quote 6202

Client : Ascribe Management Services Ltd.

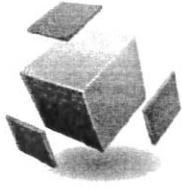
Project : Residential Development, Life Church, Greenland Road, Worthing.

<u>DESCRIPTION</u>	<u>STRUCTURAL PACKAGE</u>	<u>FIXED</u>
<u>EXTERNAL WALLS</u>		
38x140 cls Treated External Panels 2.4 metre High, Studs at 600mm c/c (No Joinery)		yes
with 9.5mm OSB & <u>Frame shield 100</u>		yes
DPC, Masonry nails (Supply & Fix option only)		yes
Soleplates, 38x140 cls treated, cross cut & labelled		yes
Head Binder - 38x140 cls		yes
63mm & 90mm Impulse Nails (Supply & Fix option only)		yes
External Wall Holding Down Straps for 50mm cavity (If Required)		Supplied Not Fixed
OSB for Racking Inside of Timber Frame (If Required)		Supplied Not Fixed
Arrow Staples (Supply & Fix option only)		yes
<u>INTERNAL WALLS</u>		
Non Load Bearing, Load bearing & Separating Panels - 38x90 cls		yes
DPC, Masonry nails (Supply & Fix option only)		yes
Soleplates, 38x90 cls treated, cross cut & labelled		yes
Headbinder - 38x90 cls		yes
<u>INTERMEDIATE FLOORS</u>		
Easi joists at 400c/s		yes
<u>22mm</u> T&G Weyrock Protect 600x2400		yes
<u>22mm</u> Expansion Strips 140x2400mm		yes
38x63 cls Plasterboard Ceiling Noggins		Supplied Not Fixed
Glue		yes
30mm Clouts (Supply & Fix option only)		yes
Joist Hangers		yes
<u>ROOFS</u>		
Roof trusses and gable ladders at 600c/s		yes
External & Separating Gable wall panels Treated		yes
<u>OTHER SERVICES</u>		
Structural Certificate		Inc
Haulage		Inc
Crane (Full contract lift for roof trusses only, Supply & Fix option only)		Inc

Unit 4, Great Honeyborough, Neyland,
Milford Haven, Pembrokeshire, SA73 1SE
Telephone: 01646 600724
Fax: 01646 601661
E-mail: info@firwoodhomesltd.co.uk
Website: www.firwoodtimberframe.co.uk

Registered Office:
Unit 5, Great Honeyborough,
Neyland, Milford Haven,
Pembrokeshire. SA73 1SE
Reg No. 2820991
VAT No. 558 1855 09

To pay via BACS
Account: 60373036
Sort Code: 20-37-82



Meyer Environmental Ltd
8 Newlyn Way
Portsmouth
Hampshire, PO64TN
United Kingdom

VAT Number: 191565291
T: 442393072182
E: Info@meyerenvironmental.co.uk

ASCRIBE MANAGEMENT SERVICES LIMITED
PO Box 84 Caldicot
NP26 3WS
United Kingdom

Quotation

Quote Number: 1376
Quote Date: 22nd Jun '17
Valid For: 30 Days
Account: ASCR01
Quote Ref:
Project:

Qty	Description	Rate	Total
1	Removal and disposal of asbestos floor tiles (60 m2)	780.00	780.00
1	Removal and disposal of asbestos artex ceilings (9m2)	360.00	360.00
1	Removal and disposal of an asbestos lined door	175.00	175.00
1	Removal and disposal of lined asbestos in a cupboard on the ground floor male WC	1,250.00	1,250.00
1	Pipe lagging and debris under floorboards to main hall, disabled toilets and cafe area	29,000.00	29,000.00
1	Full decontamination of the loft area, this price is worst case scenario until further examination can be undertaken.	8,000.00	8,000.00

Total Net Amount: £39,565.00
VAT @ 20%: £7,913.00
Quote Total: £47,478.00

Newlife Church
C/O
Wayne Gander
98 Durrington Lane,
Worthing,
West Sussex
BN13 2RQ



19th June 2017

Our ref: SC/17/LPQ003636

Dear Wayne

Re: Proposed redevelopment at Newlife Church, Greenland Road, Worthing

Further to your recent email we are pleased to provide a costs estimate for a site investigation at the above. We have reviewed the geological maps of the area and note the site is located on the Lambeth Group in close proximity to the boundary with the underlying Chalk. It is common for sites close to this geological boundary to be affected by dissolution features which can cause collapses and soft or loose soils. On this basis we have allowed for the following:

- Envirocheck report including stability assessment;
- 2 days windowless sampling (approximately 14 – 16 holes) to a maximum depth of 4m split across the two sites;
- 4 No. DCP CBRs for road design;
- Engineering supervision;
- Geotechnical laboratory testing for foundation and pavement design purposes;
- Soil contamination testing – pH, SO₄, heavy metals, PAH, asbestos, soil organic matter; and
- Phase 1 desk study and Phase 2 intrusive investigation report

The obligations of the client are set out in Section 4 of the Terms and Conditions attached, noting in particular that we have assumed that the Client will:

- comply with their obligations arising under the Construction (Design and Management) Regulations 2015, including, but not limited to making available any relevant items of the Construction Phase Plan, but most notably the statutory services information. *Where a Construction Phase Plan is not available, rates for preparation of same (including statutory services searches) can be provided if required;*
- arrange the necessary access to the site;

Leap Environmental Ltd
South Coast Regional Office
Premier House, Victoria Road,
Burgess Hill, West Sussex RH15 9LR
tel/fax +44 (0) 1444 230385
www.leapenvironmental.com

Head Office The Atrium, Curtis Road, Dorking, RH4 1XA

Registered in England No. 0572509

- provide adequate welfare facilities for LEAP employees and subcontractors as necessary;
- provide information on any constraints relating to the site that may pertain to the proposed work, including, but not limited to, Tree Preservation Orders, Protected or Notable Species, Nesting Birds, areas of archaeological interest, unexploded ordnance, buried services or underground storage.

We have assumed that no special surface reinstatement is required. We have also assumed that any excess spoil from trial pits or boreholes may be left on site, for re-use by the Client or for disposal offsite in accordance with current Waste Regulations.

Please note that is our company policy to email all correspondence and to provide all reports in PDF format only, unless requested otherwise. If you require paper copies then we would be pleased to provide them for an additional £45 per report.

Our Conditions of Contract dated April 2015 are attached. If you would like us to go ahead with the investigations we would ask you to provide a formal written instruction with details of the end client. We would require payment in full for the site and laboratory work prior to commencement with the balance due immediately prior to issue of our final report.

We can typically attend site within 5 – 7 working days of receipt of written instructions. The field work is expected to take 2 days. The laboratory testing will take a further 2 weeks. We would therefore anticipate that the final report could be provided within 4 weeks of commencement of fieldwork.

We hope that you find our estimate acceptable. Please do not hesitate to contact us if you need any further clarification.

Yours faithfully,



Sarah Cook



QUOTATION

Leap Environmental Ltd
The Atrium
Curtis Rd
Dorking
Surrey
RH4 1XA
United Kingdom

To

Wayne Gander

Phone 01306 846510
Fax 01306 846511

New Life Church
10 Greenland Road
Worthing
West Sussex
BN13 2RR

info@leapenvironmental.com

VAT Reg No: 929 6025 93

Date: 15/06/2017

Project Name : Jubilee Hall Salvington Road
Quote Number LPQ004013

Item	Description	Qty	Rate	Amount	Tax
Risk Ass. & Method Stat. Report	Risk Assessment and Method Statement Report - Provide RAMS prior to intrusive investigations	1	300.00	300.00	S
Envirocheck	Landmark Envirocheck historic ordnance survey maps and environmental database search - Essential Service	1	210.00	210.00	S
Envirocheck ground stability	Mining and Ground Stability Report	1	290.00	290.00	S
	Phase II				
Windowless Sampling	Daily establishment of tracked Windowless Sampling rig and operator	2	750.00	1,500.00	S
Engineering site supervision	Site supervision by qualified Engineer / Geologist	2	625.00	1,250.00	S
Mileage	Additional allowance for mileage to site	75	0.60	45.00	S
Geotechnical Testing	Sum for basic suite of geotechnical laboratory tests	1	500.00	500.00	S
Leap Soil Suite	Asbestos Heavy Metals, pH, TOC, Speciated PAHs	12	75.00	900.00	S
TPH CWG	Soil/Water Contamination Test - Speciated Petroleum Hydrocarbon Content Test - CWG banding	4	65.00	260.00	S
Full Investigation Report		1	1,250.00	1,250.00	S

VAT Total: £1,301.00

GRAND TOTAL: £7,806.00

Payment Terms : Due on receipt days from date of invoice

Quote prepared by: _____

Sarah Cook

This quotation is subject to our standard terms and conditions attached

To accept this quote, sign, and date here and return: _____

This is NOT a VAT Invoice

Terms and Conditions of contract for work

1	GENERAL	a	"Client" means the person, firm or body corporate for whose benefit the work is carried out.
		b	"Specialist" means Leap Environmental Limited.
		c	"Services" means the site operations together with the laboratory testing and report preparation and submission.
2	SPECIALIST'S OBLIGATIONS The Specialist shall:	a	Carry out the Services specified in the attached cost estimate.
		b	Use reasonable care, skill and diligence in and about the provision of the Services having regard to the specification prepared by Association of Ground Investigation Specialists and BS Code of Practice 5930 and 1377.
		c	Appoint Sub-Contractors (which term includes sub-consultants, sub-contractors of laboratories) whose services the Specialist reasonably considers are necessary or appropriate to enable it to carry out the Services.
		d	Use reasonable endeavours not to disclose to any person information it has obtained in the course of carrying out the Services save where the Client consents to disclosure or disclosure is required by any statutory or other lawful authority or by order of any competent court.
3	GENERAL CONDITIONS	The ICE Conditions of Contract for Ground Investigation Work (2003) shall apply except where varied by these Conditions of Contract, which will be over-riding.	
4	CLIENT'S OBLIGATIONS	a	The Client warrants and undertakes that he has obtained all the necessary certificates, licences, permits, wayleaves and consents required by Statute or any order or regulation made thereunder or by any regulation or by-law of any local authority or statutory undertaker.
		b	The Client shall obtain permission for access to the site for the purpose of the Services and shall bear all expenses and charges and make payments for any special or temporary wayleaves which may be required. The Client warrants that it shall be possible to work continuously (from one borehole position to another borehole position) and access shall be such that a 4-wheel drive road vehicle and equipment can drive over each borehole. The Client further warrants that there shall be adequate and level working space at each borehole position with sufficient and safe headroom. Should the site require a special type of vehicle or other access preparation, then additional costs may be incurred which shall be reimbursed by the Client
		c	The Client shall be responsible for stating in writing (by way of a plan or otherwise), the presence of all known underground services, structures and features (such as, for example, buried fuel storage tanks).
		d	The Client shall supply to the Specialist, without charge and in such time so as not to delay or disrupt the work of the Specialist, all necessary and relevant data and information (including details of the services to be performed by any other specialist) in the possession of the Client, his agents, servants or other consultants.
		e	The Client shall ensure that his decisions, instructions, consents or approvals on or to all matters properly referred to him shall be given in such reasonable time so as not to delay or disrupt the performance of the Specialist.
		f	The Client will notify the Specialist of all significant hazards relating to the work to be undertaken which are known, or which the Client could reasonably ascertain. Such hazards may include, but are not limited to, hazards arising from the Client's undertakings, previous use of a site or premises, or the presence of live services, asbestos, unexploded ordnance or other hazardous material.
		g	The Client will comply where applicable with the Client's obligations arising under the Construction (Design and Management) Regulations 2015, including, but not limited to making available to the company any relevant items of the Construction Phase Plan.
		h	The Client shall notify the Specialist of any ecological or archaeological constraints pertaining to the site and, in particular, highlight the presence of any issues which might affect the proposed works. These include, but are not limited to, Tree Preservation Orders, Protected or Notable Species of Flora and Fauna, and Nesting Birds.
5	DURATION OF OFFER	Unless otherwise stated the rates set out in any offer to provide services shall remain firm for a period of three months from the date of the offer.	
6	REINSTATEMENT	The Specialist shall be responsible for the temporary reinstatement of the site at each borehole position upon completion of work upon the site. The site shall be left in a reasonably clean and tidy condition. The Client shall be responsible for the permanent reinstatement of the site surface unless otherwise arranged.	
7	RETENTION AND DISPOSAL OF SAMPLES	Any materials remaining in excess of that used for tests and representative samples shall be stored in the Specialist's laboratory for a period of four weeks after submission of the final Report before being discarded unless otherwise arranged. It is assumed for waste disposal costs that all soils and water are classified as inert waste arising from trial holes or taken as samples. Any additional costs incurred for the disposal of contaminated material will be charged at cost + 20%.	
8	REPORTS	a	The work and the report are prepared specifically for the Client and the recommendations may not be appropriate to alternative schemes. The Client shall not disclose any report or other information to a third party without the Specialist's consent. The client acknowledges that in the event of such disclosure the Specialist owes no tortious duty of care to the third party.
		b	The specialist cannot be held responsible for any disclosures or changes in regulation that are provided post production of the report, and will not automatically update the report.
		c	The reports are not a site categorisation and hazards could occur which have not been detected. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such the presence of unforeseen ground conditions cannot be discounted.
		d	The findings, which will be conveyed via the report, are based on information obtained from a variety of sources as will be detailed in the report, and which the Specialist believes are reliable. Nevertheless, the Specialist does not guarantee the authenticity or reliability of the information it has obtained from others.
9	LIMITS AND LIABILITY ON INSURANCES	a	The Specialist maintains and shall continue to maintain professional indemnity insurance cover provided that such insurance is available at reasonable commercial rates.
		b	Further and notwithstanding anything to the contrary in these Terms and Conditions, and without prejudice to any provision in these Terms and Conditions whereby liability is excluded or limited to a lesser amount, the liability of the Specialist whether in contract, or Tort, or negligence, or breach of statutory duty or otherwise shall not exceed the amount, if any, recoverable by the Specialist by way of indemnity against the claim in question under the professional indemnity insurance taken out by the Specialist and in force at the time of a claim or (if earlier) circumstances that may give rise to the claim is or are reported to the insurers in question. This limitation shall not apply if no such amount is recoverable due to the Specialist having been in breach of his obligations to maintain professional indemnity insurance under these Terms and Conditions or the terms of any insurance maintained in accordance therewith or having failed to report any such circumstances to the insurers in question timeously.

		<p>c Without prejudice to any other exclusion or limitation of liability, damages, loss, expense or costs the liability of the Specialist for any one claim or claims under this Contract shall be further limited to such sum as it would be just and equitable for the Specialist to pay having regard to the extent of its responsibility for the loss or damage which gives rise to such claim or claims ("the loss or damage") and on the assumption that;</p> <p>i) all other consultants, contractors, sub-contractors, project managers and advisers engaged in connection with the project have provided contractual undertakings on terms no less onerous than those set out in these Terms and Conditions in respect of the carrying out of their obligations; and</p> <p>ii) there are no exclusions of or limitations of liability, nor joint insurance or co-insurance provisions between the Client and any other party referred to in this clause and any such other party who is responsible to any extent for the loss and damage is contractually liable to the Client for the loss and damage; and</p> <p>iii) all other such consultants, contractors, sub-contractors, project managers or advisers have paid to the beneficiary such sum as it would be just and equitable for them to pay having regard to the extent of their liability for the loss and damage.</p> <p>d The Client shall indemnify and keep indemnified the Specialist from and against all losses arising out of or in connection with the performance of the Services where the losses arise despite the Specialist's use of skill and care or as a result of the Client's breach of its obligations under this contract.</p> <p>e No action or proceedings under or in connection with this Contract whether in contract, tort, debt, breach of statutory duty or otherwise shall be commenced after the expiry of 6 years from the date the Specialist completes the services.</p> <p>f The Specialist shall be under no obligation to provide collateral warranties save as is agreed between the Client and the Specialist in writing prior to the execution of this Agreement. In the event that there is no such agreement the Specialist on receiving a written request from the Client, may decide to execute collateral warranties but the decision to execute and the terms upon which and the parties with whom they will be executed shall be at the entire discretion of the Specialist. In the event that the Client shall disclose to any third party the Specialist's reports, estimates or recommendations then the Client shall make the third party aware of the terms and effects of Clause 8 above.</p>
10	OVERTIME AT CLIENT'S REQUEST	No allowance has been made for abnormal overtime such as night or weekend working. Where such overtime is required it shall be paid for by the Client.
11	WATCHING	The Specialist has made no allowance for the provision of any necessary watching or protection of the works. If required this work will be paid for by the Client.
12	PROGRAMMES	<p>a Unless offered otherwise, the work shall be carried out in one visit with continuity of work in an agreed sequence. Commencement of work on site shall be by mutual agreement and subject to availability of plant, labour and materials.</p> <p>b The Specialist shall not be liable for any loss or damage consequential or otherwise caused by delay in the progress or completion of the Services resulting from events beyond their control or where the sequence is varied upon instruction or as a consequence of unforeseen circumstances.</p> <p>c In the event that the Specialist suffers delay or disruption, loss or expense as a result of circumstances beyond the reasonable control of the Specialist then the time for completing the Services shall be extended accordingly, the Specialist shall be entitled to recover from the Client any loss or expense arising therefrom and a sum for the time taken to complete the Services by the extended completion date which shall be charged at the rates quoted.</p> <p>d The Specialist reserves the right to amend his price where he is required to work to a programme or sequence different from that agreed at the time of offer.</p>
13	DAMAGE ON SITE	The Specialist shall not be liable for any damage necessarily and unavoidably caused in the carrying out of the Services on the site.
14	METHOD AND MEASUREMENT AND PAYMENT	<p>a <i>Quantities</i></p> <p>i) Unless otherwise arranged the quantities of work itemised in any offer of the Specialist are provisional. The final cost will be determined by measurement of the actual quantities of work valued on the basis of the rates quoted.</p> <p>ii) All rates are net and the Specialist reserves the right to submit monthly invoices when the value of the work exceeds £500.00 or when one or more sections of the Services have been completed.</p> <p>iii) Where the scale of fees and charges have for whatever reason not been confirmed in writing prior to the Services being carried out, the Client shall pay for work done on a time-spent basis at rates currently in force, as published by the Specialist from time to time, unless an alternative arrangement is mutually agreed subsequently in writing.</p> <p>b <i>Payment</i></p> <p>i) Payment is strictly net, free of retention and shall become due 30 days after the date of invoice. Notwithstanding any other term of this contract, in accordance with the Late Payment of Commercial Debts (Interest Act 1998) interest will be charged on any balances outstanding after such 28 days on a monthly basis at an annual rate of 8% above the Official Dealing Rate of the Bank of England at the final date for payment.</p> <p>ii) Unless otherwise arranged, it shall be assumed that the work has been commissioned by the Client who shall be directly responsible for payment. Where the Services are commissioned on behalf of a Client by, for example, an Architect or Consulting Engineer, then the name of the Client shall be made known to the Specialist who shall be given permission to contact the Client direct in respect of delayed payment.</p> <p>iii) Rates are exclusive of Value Added Tax.</p> <p>iv) If after 120 days from the date of an invoice payments are still outstanding, the Client will not be able to rely on the relevant reports and the Specialist's duty of care to the Client in relation to the reports will be suspended pending receipt of all outstanding payments.</p>
15	AGREEMENT	Save as is provided for in Clause 3 above these conditions shall constitute the entire agreement of the parties.
16	CHOICE OF LAW	The agreement between the Specialist and the Client shall be construed in accordance with English Law and the parties shall be subject to the exclusive jurisdiction of the English Courts.
17	THIRD PARTIES	Nothing in this agreement confers or purports to confer on any third party any benefit or right to enforce any term of this warranty pursuant to the Contracts (Rights of Third Parties) acts 1999 save that is agreed and accepted by all parties that no duty of care is owed individually by any employee or director of Leap Environmental Limited in relation to the Report or any fact or matter set out in the Report.

quotation



05 July 2017
Address Line 1
Address Line 2
Post Code

Ascribe Management Services Ltd
PO Box 84,
Caldicot
NP26 3WS

project

PLOT 1 Designer: Giang Nguyen

Site Name New Life Church, 10 Greenland Road, Worthing BN13 2JD
Revision 0

Manufacturer Eco 2017
Range A18 Atlanta High Gloss White lacquer
Carcass WSH White
Handles 599 Recess integrated handles
Plinths Matching fronts

Worktop Eco 2017	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Upstand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats. LED-light fixture under Wall Units.	£4,795.00
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves, Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Hotair oven with 4 functions, back & roof liner, Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M664B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes, electronic control, left hinged door, Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless, Black	£240.90
1 Bosch	SMV40C00GB	Bosch, Series 2 60cm Fully Integrated Dishwasher 4 programmes, Grey baskets, Polinox base, InfoLight, 54dB, 14L, 12 place settings, Black Energy class: A+	£303.60
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights, Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer, PROSMART Inverter Motor	£375.00
1 1810	VD/100P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperl Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£1,200.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£8,572.40

4 x Plots

£34,289.60

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted.
This agreement has been priced at the Euro rates of today as per BBC Business Website. Should the sterling value drop against the Euro more than 5 points we withhold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed.
Please contact office for full details of our terms and conditions of sale.

quotation



05 July 2017
Address Line 1
Address Line 2
Post Code

Ascribe Management Services Ltd
PO Box 84,
Caldicot
NP26 3WS

project

PLOT 10 Designer: Giang Nguyen

Site Name New Life Church, 10 Greenland Road, Worthing BN13 2JD
Revision 0

Manufacturer Eco 2017
Range A18 Atlanta High Gloss White lacquer
Carcass WSH White
Handles 599 Recess integrated handles
Plinths Matching fronts

Worktop Eco 2017	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Uprand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats, LED-light fixture under Wall Units.	£3,960.00
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves, Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Hotair oven with 4 functions, back & roof liner, Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M664B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes. electronic control, left hinged door. Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless. Black	£240.90
1 Bosch	SMV40C00GB	Bosch, Series 2 60cm Fully Integrated Dishwasher 4 programmes, Grey baskets, Polinox base, InfoLight, 54dB, 14L, 12 place settings, Black Energy class: A+	£303.60
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights. Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer, PROSMART Inverter Motor	£375.00
1 1810	VD/100/P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperl Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£1,050.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£7,587.40

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted
This agreement has been priced at the Euro rates of today as per BBC Business Website. Should the sterling value drop against the Euro more than 5 points we withhold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed.
Please contact office for full details of our terms and conditions of sale.

quotation



05 July 2017
Address Line 1
Address Line 2
Post Code

Ascribe Management Services Ltd
PO Box 84,
Caldicot
NP26 3WS

project

PLOT 9 Designer: Giang Nguyen

Site Name New Life Church, 10 Greenland Road, Worthing BN13 2JD
Revision 0

Manufacturer Eco 2017
Range A18 Atlanta High Gloss White lacquer
Carcass WSH White
Handles 599 Recess integrated handles
Plinths Matching fronts

Worktop	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Upstand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats, LED-light fixture under Wall Units.	£3,960.00
Eco 2017			
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves, Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Hotair oven with 4 functions, back & roof liner. Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M654B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes, electronic control, left hinged door, Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless, Black	£240.90
1 Bosch	SMV40C00GB	Bosch, Series 2 60cm Fully Integrated Dishwasher 4 programmes, Grey baskets, Polinox base, InfoLight, 54dB, 14L, 12 place settings, Black Energy class: A+	£303.60
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights, Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer. PROSMART Inverter Motor	£375.00
1 1810	VD/100/P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperl Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£1,050.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£7,587.40

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted
This agreement has been priced at the Euro rates of today as per BBC Business Website. Should the sterling value drop against the Euro more than 5 points we withhold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed.
Please contact office for full details of our terms and conditions of sale.

quotation



05 July 2017
 Address Line 1
 Address Line 2
 Post Code

Ascribe Management Services Ltd
 PO Box 84,
 Caldicot
 NP26 3WS

project

PLOT 2 Designer: Giang Nguyen

Site Name New Life Church, 10 Greenland Road, Worthing BN13 2JD
 Revision 0

Manufacturer Eco 2017
 Range A18 Atlanta High Gloss White lacquer
 Carcass WSH White
 Handles 599 Recess integrated handles
 Plinths Matching fronts

Worktop Eco 2017	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Upstand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats, LED-light fixture under Wall Units.	£4,795.00
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves. Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Hotair oven with 4 functions, back & roof liner, Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M664B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes, electronic control, left hinged door, Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless, Black	£240.90
1 Bosch	SMV40C00GB	Bosch, Series 2 60cm Fully Integrated Dishwasher 4 programmes, Grey baskets, Polinox base, Infolight, 54dB, 14L, 12 place settings, Black Energy class: A+	£303.60
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights. Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer, PROSMART Inverter Motor	£375.00
1 1810	VD/100/P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperl Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£1,200.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£8,572.40

4 x Plots

£34,289.60

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted
 This agreement has been priced at the Euro rates of today as per BBC Business Website. Should the sterling value drop against the Euro more than 5 points we withhold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
 Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed.
 Please contact office for full details of our terms and conditions of sale

quotation



05 July 2017
 Address Line 1
 Address Line 2
 Post Code

Ascribe Management Services Ltd
 PO Box 84,
 Caldicot
 NP26 3WS

project

FLAT 11 Designer: Giang Nguyen

Site Name New Life Church, 10 Greenland Road, Worthing BN13 2JD
 Revision 0

Manufacturer Eco 2017
 Range A18 Atlanta High Gloss White lacquer
 Carcass WSH White
 Handles 599 Recess integrated handles
 Plinths Matching fronts

Worktop Eco 2017	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Upstand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats, LED-light fixture under Wall Units.	£3,720.00
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves, Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Hotair oven with 4 functions, back & roof liner, Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M664B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes, electronic control, left hinged door, Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless, Black	£240.90
1 Bosch	SPV69T00GB	Bosch, Series 6 45cm Fully Integrated Dishwasher Slimline, 6 programmes, 3 functions, InfoLight, EcoDry, VarioFlexPlus baskets, VarioDrawer, 44dB, 9.5L, 10 place settings, Steel Energy class: A++	£424.88
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights, Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer, PROSMART Inverter Motor	£375.00
1 1810	VDI100/P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperf Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£975.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£7,393.68

3 x Plots

£22,181.04

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted
 This agreement has been priced at the Euro rates of today as per BBC Business Website Should the sterling value drop against the Euro more than 5 points we withhold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
 Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed
 Please contact office for full details of our terms and conditions of sale.

quotation



05 July 2017
Address Line 1
Address Line 2
Post Code

Ascribe Management Services Ltd
PO Box 84,
Caldicot
NP26 3WS

project

FLAT 12

Designer: Giang Nguyen

Site Name
Revision

New Life Church, 10 Greenland Road, Worthing BN13 2JD
0

Manufacturer
Range
Carcass
Handles
Plinths

Eco 2017
A18 Atlanta
WSH White
599
Matching fronts
High Gloss White lacquer
Recess integrated handles

Worktop Eco 2017	40mm S58 quartz grey A18 Atlanta	To Supply kitchen worktops. 150mm Upstand, Hob Splashback. Kitchen furniture as per drawings. Including: 1 cutlery insert, Anti-slip mats, LED-light fixture under Wall Units.	£3,720.00
1 Bosch	KIV38X22GB	Bosch, Series 2 177X54 Static bottom freezer, thermostatic control, MultiBox, 3 glass shelves, Sliding hinge, 70/30 split, Energy class: A+	£433.12
1 Bosch	HBN331E7B	Bosch, Series 2 Single Oven Holair oven with 4 functions, back & roof liner, Brushed steel Energy class: A	£277.20
1 Bosch	HMT75M664B	Bosch, Series 6 Built-in Microwave Oven 800W, 20L, 5 power levels, 7 auto programmes, electronic control, left hinged door, Black	£233.47
1 Bosch	PKE611C17E	Bosch, Series 2 QuickTherm Ceramic Hob 60cm, 4 zones, 9 power levels, frameless, Black	£240.90
1 Bosch	SPV69T00GB	Bosch, Series 6 45cm Fully Integrated Dishwasher Slimline, 6 programmes, 3 functions, InfoLight, EcoDry, VarioFlexPlus baskets, VarioDrawer, 44dB, 9.5L, 10 place settings, Steel Energy class: A++	£424.88
1 Bosch	DFM063W50B	Bosch, Series 2 Telescopic Extractor Hood 60cm wide, 3 speed, Rocker Switch Control, Halogen lights. Recirculating kit: DSZ4545, Metallic silver Energy class: C	£117.45
1 Bosch	DSZ4545	Bosch, Accessory for Telescopic Extractor Hoods Recirculating kit for DFM063W50B	£30.53
1 Beko	WDIY854310	Beko 1400 Spin 8/5kg Integrated Washer Dryer, PROSMART Inverter Motor	£375.00
1 1810	VD/100/P/REV/048	VELOREDUO 100i Inset bowl and drainer, satin finish, 3.5 basket strainer waste and overflow included, fixing kit, steel thickness 0.8mm, Maximiser plumbing kit included.	£94.80
1 1810	COU/01/CH	Courbe Curved Spout, WRAS approved, includes Neoperl Aerator and 1/2 flexible tails Plus Pack Offer32	£78.00
1 1810	WSB/40/1x20-2x10/098	Waste bin - WSB 40 litre, suitable to fit under sink bowl, Bin size 1 x 20ltr & 2 x 10ltr	£58.33
1 Corex	Kitchen Protection	Protection to cover all units and worktops x 7 sheets	£35.00
Installation	1st Fix	Dry fit Installation - excludes electrical and plumbing works	£975.00
Installation	2nd Fix	Dry fit Installation - excludes electrical and plumbing works	£300.00
Total per Plot:			£7,393.68

3 x Plots

£22,181.04

This quotation supersedes all previous quotations - Furniture price fixed until 31st December 2017 at which point all quotes will be resubmitted.
This agreement has been priced at the Euro rates of today as per BBC Business Website. Should the sterling value drop against the Euro more than 5 points we will hold the right to increase your furniture prices by 4% per 5 point drop. In between these fluctuations your pricing will remain the same.
Appliance prices are subject to manufacturers increases and therefore not fixed until order confirmed.
Please contact office for full details of our terms and conditions of sale.

AMS

**RE-DEVELOPMENT OF OLD CHURCH SITE
FOR RESIDENTIAL UNITS AND NEW CHURCH**

AT

**GREENLAND ROAD, WORTHING, BN13 2RR
AND
FULBECK WAY, DURRINGTON, WORTHING,
BN13 3SS**

FOR

NEW LIFE CHURCH, WORTHING

SCHEDULE OF PROJECT COSTS

FEBRUARY 2018

2018/629

NEW LIFE CHURCH, WORTHING

SUMMARY OF OVERALL PROJECT COSTS

3.2.2018	£
1 New church building outturn costs (as attached schedule)	4,454,509
VAT	76,368
2 Jubilee Hall site income (as attached schedule)	-1,701,104
3 Old church site income (as attached schedule)	-272,147
4 Shortfall in funding	<u>£ 2,557,626</u>

NOTES:

- a Based on current costs projected for 12 months
- b Excludes finance costs
- c Assumes the three projects are stand alone projects
no benefit for economy of scale
- d No allowance for any grant funding included
- e No allowance for any impact for social housing impact
- f No allowance for land value contributions
- g No cost included for any company formation costs
- h Infrastructure levy based on previous calculations



NEW LIFE CHURCH, WORTHING

NEW CHURCH BUILDING

21.12.2017

VAT

HIGH LEVEL COSTINGS (REV. 8)

	£	£	£
1 Cost Plan No. 6 - Construction (amended 13.12.2017)		3,562,665	0
2 Consultant Fees (9.77 %)			
• Ascribe Management Services Limited	72,000		
• Waterman Structures Limited & Waterman Civils Limited	105,232		
• Waterman Building Services Limited	43,330		
• Mach Acoustics	4,500		
• Building Inspector	2,580		
• Eleven10 Architecture	<u>120,400</u>		
		348,042	69,608
3 Other Costs			
• Planng (non vatable)	say 10,000		
• Other costs	say 20,000		
• Site Investigation	7,882		
• Topographical Survey	920		
• Solicitor	say <u>5,000</u>		
		43,802	6760
4 New land purchase	500,000		
Tesco land purchase	<u>0</u>	<u>500,000</u>	<u>0</u>

TOTAL COST :

£ **4,454,509** 76368

(excluding VAT - shown separate ,and Finance)

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS - JUBILEE HALL SITE

House Development Expenditure		Amount
	Description	£
1	Land / Building Purchase	0
2	Legals and other related costs	7,000
3	New House Building costs :	
	a) Jubilee site apps (3,841 sq.ft.@ £ 110.51 per sq.ft.)	424,469
	b) Circulation (15%)- included above	0
	c) Jubilee site houses (9117 sq. ft. @ £ 110.51 per sq. ft.)	1,007,520
4	Preliminaries, overheads and profit	315,038
5	Demolition of buildings (see appendix 6)	49,000
6	Infrastructure / roads (say)	207,500
7	Risk Register / Contingency (say)	60,000
8	Section 106 / Infrastructure Levy Charge (say)	86,000
9	Consultant Fees (12%) (on £ 2,063,527.00)	247,623
10	Site Investigation	4,505
11	Topo Survey	700
12	VAT Advice	1,330
13	Party Wall matters	16,700
14	Planning costs	6,468
15	Contracts and Insurances	4,000
16	Building Regulations	6,000
17	NHBC	25,000
18	Asbestos Survey and Removal	19,565
	SUB TOTAL	£ 2,488,418
19	VAT	
	a) 20% on all items, except item 3, 4, 5, 6, 7 (£ 424,891.00)	84,978
	b) 0 % on items 3, 4, 5, 6, 7 (£ 2,063,527.00)	0
	TOTAL :	£ 2,573,396

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS - JUBILEE HALL SITE

JUBILEE SITE

House Sales		Amount
	Description	£
1	1-bed apartments	0
2	2-bed apartments (5 no.) - £ 224k each	1,120,000
3	3-bed semi houses (9 no.) - as r luff email 19.6.2017 - £360k	3,240,000
4	Sale of existing semi-detached (2 no.)	0
	SUB TOTAL	£ 4,360,000
5	Legals on flat / house sales (14 no. @ £2k ea.)	(28,000)
6	Agent's costs on sales (14 x £ 1750)	(24,500)
7	First time buyers stamp duty and legal fees for flats (5 x £3K)	(15,000)
8	Management Company (say)	(18,000)
	TOTAL	£ 4,274,500

RETURN

House Sales : £ 4,274,500 less Expenditure : £ 2,573,396

£ 1,701,104

GENERAL NOTES

This drawing is copyright and owned by A.F. Architects & Planners. It is to be used only for the use on the site on which it was prepared. It is not to be used for any other purpose without the written consent of A.F. Architects & Planners. All design and construction details are subject to change without notice. The client is responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities.

Responsibility for the reproduction of this drawing in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, is the responsibility of the user. It is not to be used for any other purpose without the written consent of A.F. Architects & Planners. All design and construction details are subject to change without notice. The client is responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities.

Revision	Date	Description	By	Check
1	12/17	Issue for comment	AF	AF
2	12/17	Issue for comment	AF	AF
3	12/17	Issue for comment	AF	AF
4	12/17	Issue for comment	AF	AF
5	12/17	Issue for comment	AF	AF
6	12/17	Issue for comment	AF	AF
7	12/17	Issue for comment	AF	AF
8	12/17	Issue for comment	AF	AF
9	12/17	Issue for comment	AF	AF
10	12/17	Issue for comment	AF	AF

Refer to the relevant Construction (Design and Management) Regulations 2015. It is assumed that all construction drawings will be correct and that the client is responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for providing all necessary information and data for the design and construction of the project. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities.

Client: NEW LIFE CHURCH WORTHING.
 Project: RESIDENT DEVELOPMENT AT THE NEW LIFE CHURCH SALVINGTON ROAD, WORTHING.
 Drawing: SITE LAYOUT PLAN - AS PROPOSED.

Scale	Drawn	Checked	Approved
1:200	IDW	SRS	
Project No.	1868	PL-110	C
Date:	JULY 2017.		

A.F. Architects & Planners
 105150m N
 512200m E
 512150m E
 105150m N



SCHEDULE OF ACCOMMODATION
 Site Area - Red Line
 2946 sq m.

- 7 No. - 3 Bed Semi detached dwellings
 93 sq m/ 1001 sq ft - 7007 sqft.
- 2 No. - 3 Bed Semidetached Town houses.
 98 sq m/ 1055 sq ft - 2110 sqft.
- 5 No. - 2 Bed Apartments
 62 sq m/ 668 sq ft - 3340 sqft.

Total No of Dwellings - 14 no. - 12,457 sqft.
 Car Parking
 24 car parking spaces.

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS - OLD CHURCH SITE

House Development Expenditure		Amount
	Description	£
1	Land / Building Purchase	0
2	Legals and other related costs	3,000
3	New House Building costs : a) Church site apps (5,941 sq. ft. @ £ 115.99 per sq. ft.) b) circulation (15%) - included above	689,097
4	Preliminaries, overheads and profit	130,000
5	Demolition of buildings (see appendix 6)	21,000
6	Infrastructure / roads (say)	70,500
7	Risk Register / Contingency (say)	30,000
8	Section 106 / Infrastructure Levy Charge (say)	34,000
9	Consultant Fees (12%) (on £ 940,597.00)	112,872
10	Site Investigation	2,000
11	Topo Survey	300
12	VAT Advice	670
13	Party Wall matters	8,300
14	Planning costs	3,696
15	Contracts and Insurances	2,000
16	Building Regulations	1,000
17	NHBC	13,000
18	Asbestos Survey and Removal	20,000
	SUB TOTAL	£ 1,141,435
19	VAT a) 20% on all items, except item 3, 4, 5, 6, 7 (£ 200,838.00) b) 0 % on items 3, 4, 5, 6, 7 (£ 940,597.00)	40,168 0
	TOTAL :	£ 1,181,603

NEW LIFE CHURCH WORTHING

AMS

SCHEDULE OF COSTS - OLD CHURCH SITE

OLD CHURCH SITE

House Sales		Amount
	Description	£
1	1-bed apartments (1 no.) - £171k each	171,000
2	2-bed apartments (6 no.) - £ 224k each	1,344,000
3	3-bed semi houses (2 no.) - as r luff email 19.6.2017 - £360k	0
4	Sale of existing semi-detached (2 no.)	0
	SUB TOTAL	£ 1,515,000
5	Legals on flat / house sales (7 no. @ £2k ea.)	(14,000)
6	Agent's costs on sales (7 x £ 1750)	(12,250)
7	First time buyers stamp duty and legal fees for flats (7 x £3K)	(21,000)
8	Management Company (say)	(14,000)
	TOTAL	£ 1,453,750

RETURN

House Sales : £ 1,453,750 less Expenditure : £ 1,181,603

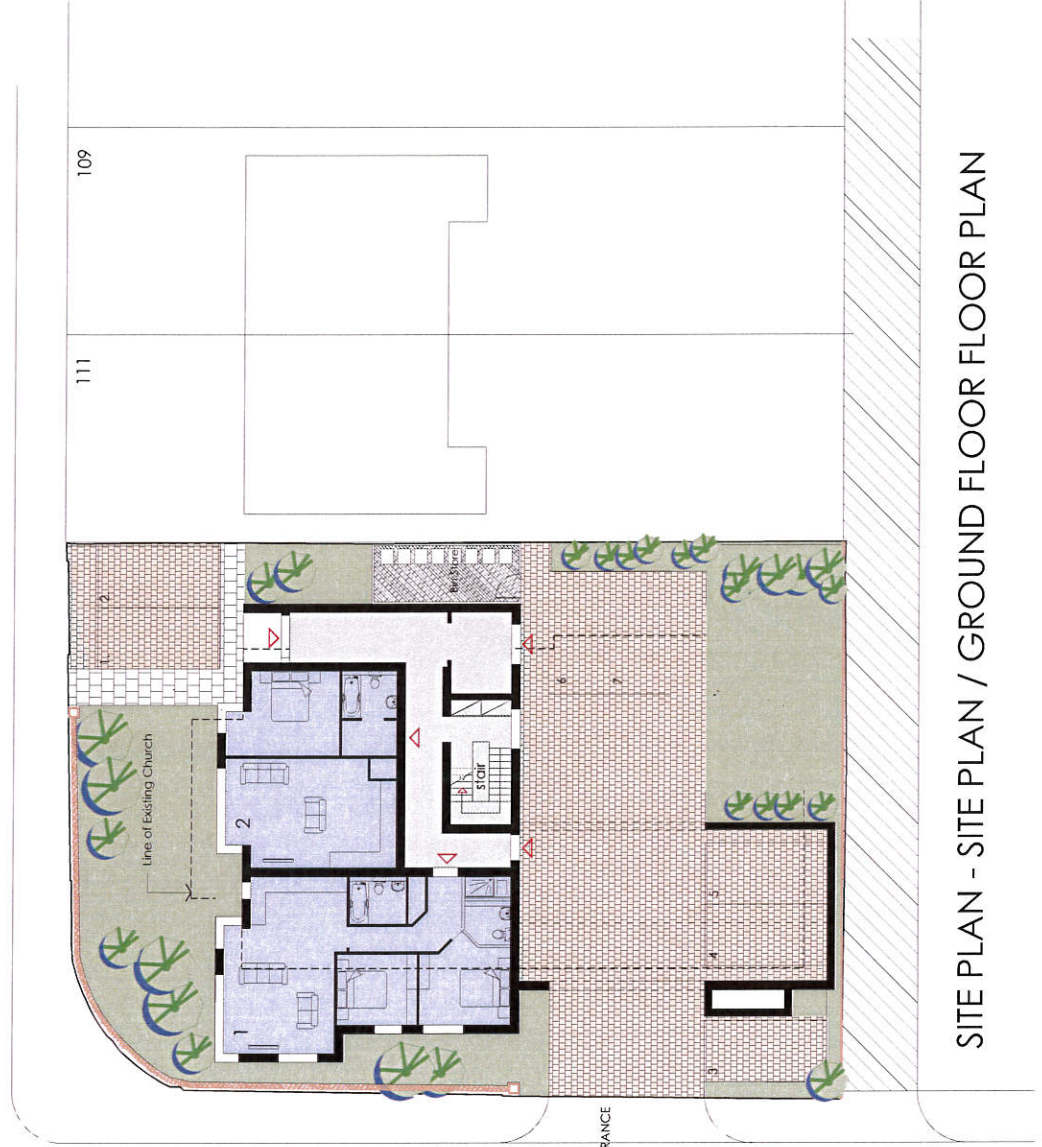
£ 272,147

SCHEDULE OF ACCOMMODATION
 Site Area - Red Line
 655 sq m. Subject to Site Survey

1 No. - 1 Bed Apartment 49 sq m/ 527 sq ft
 6 No. - 2 Bed Apartments 431 sq m/ 4639 sq ft
5166
 Total No of Apartments 7 No. 5171 sq ft.

Car Parking
 5 car parking spaces.

SALVINGTON ROAD.



SITE PLAN - SITE PLAN / GROUND FLOOR PLAN

Revision	Date	Description	By	Check
B	12/20/17	Site plan amended	DM	DM
A	28/06/17	Initial sketch	DM	DM

Client
 NEW LIFE CHURCH,
 WORTHING.

Project
 RESIDENTIAL PROPOSALS
 NEW LIFE CHURCH
 SALVINGTON ROAD WORTHING.

Drawings
 NEW LIFE CHURCH
 SITE LAYOUT / GROUND FLOOR PLAN,
 AS PROPOSED

Scale 1:200
 Drawn IDW
 Checked SRS
 Approved -

Project No. 1872
 Dep No. PL-106
 Version B

Date
 JUNE 2017.

Abbas Holme
 Castle Road
 South Wain
 CT20 3HA
 Tel: 01453 842444
 Fax: 01453 842446

atg
 architects

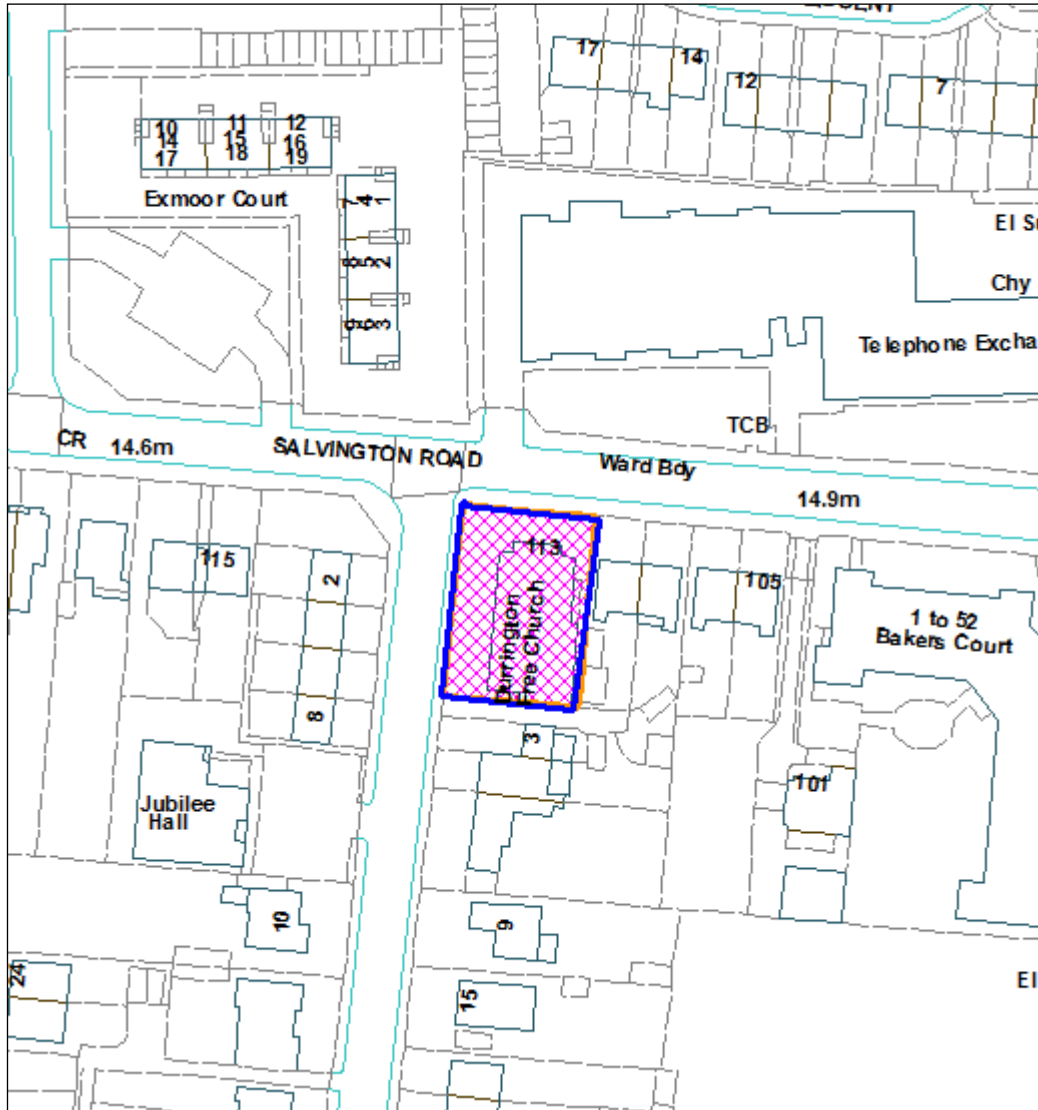
www.abas-architects.co.uk

Application Number: AWDM/0271/18 Recommendation – APPROVE

Site: Durrington New Life Church 113 Salvington Road Worthing
West Sussex

Proposal: Demolition of Durrington New Life Church and erection of
part two/part three-storey flat block consisting of 7 no. 2-
bedroom flats with associated landscaping and car parking
accessed off Salvington Road and Greenland Road.

Applicant: Trustees of New Life Church Ward: Durrington
Case Officer: Jo Morin



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Site and Surroundings

The application relates to a roughly rectangular shaped site measuring 21.8 metres wide and 30 metres deep (0.064 ha) located on the east side of the junction of Salvington Road with Greenland Road. The site is occupied by the New Life Church, a brick-built building which dates from the late 1930s (and replaced an earlier church building on the site). The main building is 2-storey in scale with a steeply pitched gabled roof fronting Salvington Road and single-storey, flat-roofed 'wings' on either side. The main church building extends deep into the site with a single-storey pitched-roof element attached to rear (south). The latter also has a gabled roof, sited at 90° to the main roof ridge, with a glazed entrance 'porch' fronting Greenland Road. The main buildings are set back from the Salvington Road and Greenland Road frontages (by approximately 6 metres) with areas of hard and soft landscaping wrapping around the curved north-west corner of the site, enclosed by a dwarf wall. The existing buildings occupy approximately 50% of the site area.

The buildings are not listed or located within a Conservation Area. There are no tree preservation orders on the site.

To the east, the site adjoins Nos.105-111 Salvington Road, comprising 2 pairs of semi-detached, hipped-roof, mid-C20 houses fronting Salvington Road. Beyond No.105 is Baker's Court a large, 3-storey complex of 52 no. sheltered flats plus warden's flat. A private drive between No.105 Salvington Road and Baker's Court leads to a 'backland' development of 6 no. terraced houses (95-103a Salvington Road) dating from c.2009.

To the south the site adjoins a narrow unmade track providing rear access to the semi-detached houses fronting Salvington Road (No.105-111). Beyond the track, Nos: 3-7 Greenland Road consists of a short terrace of unmatched 2-storey houses. Nos: 5-7 appear to have been built at a similar time (early-mid C20) with No.5 enlarged by a flat-roofed side extension in the early-1960s to create a new dwelling, No.3. The front elevation of the latter is set well back (east) from the front of Nos: 5-7 and also the western flank of the church buildings onto Greenland Road.

Opposite the site on the west side of Greenland Road is a short terrace of modest flat-roofed houses (Nos: 2-8). The frontages onto Greenland Road are enclosed by dwarf walling. Originally built with integral garaging, some have now been converted into living accommodation, with paired driveways in front of the houses providing off-street parking

Opposite the site on the north side of Salvington Road is the large Telephone Exchange complex, predominantly 3-storey in scale with the long site frontage onto Salvington Road enclosed by a dense, somewhat oppressive, row of tall conifer trees. To the west of the Telephone Exchange is Exmoor Court, comprising 2 no. 3-storey flat blocks fronting a landscaped parking area on the corner of Salvington Road and Exmoor Drive.

Proposal

Permission is sought to demolish the existing church buildings and redevelop the site to provide a part 2/part 3-storey flat building comprising 7 no. 2-bedroom flats with 7 parking spaces accessed from Salvington Road and Greenland Road.

This application is related to the proposed redevelopment of the Jubilee Hall site (AWDM/0263/18, also on this agenda) on behalf of the Trustees of the New Life Church, to facilitate the relocation of the Church to their new site at the corner of Fulbeck Avenue and Fulbeck Way in West Durrington. Planning permission for a new place of worship comprising a 250 seat auditorium, chapel and ancillary accommodation, 42 car parking spaces, motorcycle and cycle parking (AWDM/0220/18 refers) was granted in May this year.

The application is supported by a Planning Statement (DMH Stallard), Transport Statement (Waterman Infrastructure), Stage 1 Road Safety Audit (EC Road Safety Ltd) and Designer's Response, Flood Risk Assessment and Drainage Strategy, Noise Assessment and Preliminary Ecological Appraisal (all by Waterman Infrastructure & Environment Ltd).

Consultations

West Sussex County Council: The Highway Authority has raised no objection in principle, initially commenting:-

Existing Situation

The site is currently occupied by the New Life Church, although they will be moving to a new site in Fulbeck Way and are seeking to re-develop this land to support the church financially in its move. In the wider context this forms 1 of three planning applications, including one for additional dwellings at Jubilee Hall located opposite this site on Greenland Road, and the application for the use of the site on Fulbeck Way for the new church location.

Access

The site does not have a current vehicle access, and had limited outside space. No parking is available within the grounds and currently all parking related to the church is accommodated within the surrounding streets.

The proposals seek to create two access points. The first will provide access to 2 car parking spaces on Salvington Road. These will be laid out in a driveway style. The second will provide access from Greenland Road via an undercroft entrance into a courtyard style space providing 5 spaces. Both access points can be provided in a crossover style.

During construction if a temporary access is required plans will need to be submitted and approved by the Local Planning Authority (LPA), see condition.

Visibility

Dimension plans should be submitted to the LPA to ensure there are pedestrian visibility splays of 2m x 2m at these access points. The access into the courtyard parking areas from Greenland Road can provide enough space for cars to turn and exit in forward gear and a swept path diagram for a large car shows this can be achieved.

WSSCC would like applicant to consider the two spaces fronting Salvington Road. A precedent of driveways has been set along this section of Salvington Road, where most dwellings have turned the front gardens into a driveway. As such WSSCC do not raise an issue with these spaces but would like the applicant to consider the

spacing between these parking spaces to allow for better visibility and safety when reversing in and out of these spaces.

There is a 30mph speed limit, which reduces to 20mph when the School Safety Zone (SSZ) Lights are flashing. There may be some issues with the SSZ which are covered in the Off-site highway works section of this response.

Car Parking

The proposals will create 7 spaces which will provide 1 space for each flat. The spaces are not dimensioned in the drawings provided but these must be usable and no smaller than 2.4m x 4.8m. As mentioned earlier; the spaces on Salvington Road may benefit from a larger 3m x 6m lay-out to ensure drivers have better visibility to reverse in and out. Visitor parking will have to take place on street and could be accommodated on Salvington Road, and Greenland Road.

Trip Generation

Whilst the site will see a reduction in overall visitors compared to its previous use as a church the applicant has appointed transport consultants Waterman to provide a transport statement. This uses the TRICS national trip generation database to provide evidence of low level trip rates in the morning and evening peak hours. These are so low (3 in the morning and 4 in the evening) it would not create any highway safety or capacity impacts.

RT Collision and Casualty Data

In the last five years there have been two reported incidents. Both are not attributed to any highway issue or defect; and as such there are no concerns over the highway proposals. WSCC also wanted to ensure these were not related to reversing movements from driveways, and none were found.

Sustainability

The site is considered to be in a sustainable location. Bus stops are located within the CHIT 400m recommended walking distance. The nearest station is Durrington which is 2km away however; the bus service also provides a direct link to Worthing train station. Cycle storage will also be provided in line with NPPF guidelines.

Off-Site Highway Works

The applicant will need to progress a s278 or minor highway works license to undertake the works required to create the new access points. There would also be a need to re-locate the existing SSZ sign, this would be at a cost to the applicant but could be incorporated as part of the dropped kerb works.

Construction Management Plan

Due to the constraints of the site a CMP must be submitted to the LPA for approval prior to any works commencing, see condition wording attached. Due to the sites constraints there may be a need to use the highway for the placing of skips and if a crane is to be used this will need a license, see condition.

Following the submission of amended plans showing an alternative layout the Highway Authority has been re-consulted and have no objection subject to conditions, commenting:-

“The proposal has been amended and consists of 7,2 bed apartments with 7 car parking spaces. The amendments made do not increase the number of dwellings

provided or change the number of car parking spaces; but the layout of the site differs from the original plan. As such all 7 car parking spaces are now accessed directly from crossover style driveways onto Greenland Road and Salvington Road; and the undercroft design has been removed.

In addition to previous comments made by WSCC in our response dated 14/03/2018 we would like to include the following comments to those previously made regarding the new proposed site layout plan PL-201 Rev E.

Stage 1 Road Safety Audit

A Stage One Road Safety Audit has been undertaken in line with HD19/15 along with a signed and dated designer's response. One problem was raised regarding the location of a SSZ (School Safety Zone Sign) which will need to be removed to accommodate the proposed car parking spaces on Salvington Road. This can be relocated to an alternative position at the detailed design stage.

Visibility

Shrubs and planting near to the proposed car parking spaces should not be over 0.6m in height to protect the pedestrian visibility splay."

Conditions relating to the proposed new access works, visibility splays, provision of car and cycle parking and construction management plan are recommended.

Southern Water: A sewer plan has been submitted showing the approximate position of a foul sewer crossing the site. It is advised that the exact position of the foul sewer must be determined on site by the applicant before the layout of the proposed development is finalized. It might be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. It is advised that should the applicant wish to divert apparatus:-

1. The foul sewer requires a clearance of 3 metres either side of the foul sewer to protect it from construction works and allow for future access for maintenance.
2. No new development or tree planting should be located within 3 metres either side of the external edge of the foul sewer.
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively the applicant may wish to amend the site layout or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items 1-4 above will also apply. In the event of approval Southern Water request a condition stipulating that the developer must advise the LPA in consultation with Southern Water of the measures that will be undertaken to divert the public sewer.

It is further advised that due to changes in legislation it is possible a sewer now deemed to be public may be crossing the site. Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition the number of properties served and potential means of access before any future works commence on the site.

In the event of approval Southern Water requires a formal application for connection to the foul and surface water sewer. It is advised that Southern Water supports sustainable options for disposal of surface water through use of planning conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer only occurs where this is necessary and where adequate capacity exists. A pre-commencement condition is recommended requiring details of foul and surface water sewerage disposal to be agreed in writing by the LPA in consultation with Southern Water.

Adur & Worthing Councils:

The **Environmental Health** Officer has commented as follows:-

“A Noise Assessment (dated February 2018) has been submitted with this application. The day time and night time LAeq have been modelled to establish which facades are likely to be exposed to noise levels requiring mitigation. No modelling appears to have been carried out for the LAmax during night time hours. As maximum noise levels are a key consideration for sleep disturbance I would expect LAmax to be modelled for night time hours to confirm which facades are likely to require mitigation.

Acoustic passive ventilation has been proposed on the north and west facades. This type of ventilation is considered insufficient to provide thermal comfort for future residents. Mechanical ventilation with heat recovery should be considered for habitable rooms on the relevant facades. The intake for supply air should be taken from the quietest facade. When known, details of the ventilation system should be forwarded with a plan showing the location of the units and duct work. The noise level of the ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts.

With regards to setting the maximum level for any fixed mechanical plant at 35dB LAeq at the nearest existing residential façade; depending on the location of the potential plant this level could potentially negatively affect amenity of the proposed dwellings. If external plant is required details (including the plant location, sound pressure level and frequency data) should be submitted and agreed prior to installation.

The stacking of room types within the flats is generally good. However, I have concerns about both bedrooms within Flat 4 as they are situated above the front and rear entrance doors. The impact noise from these doors could negatively affect amenity. I would advise door closures are fitted to the doors to ensure they cannot be slammed and I would advise sound insulation testing should be carried out between these bedrooms and the lobbies to confirm compliance with Approved Document E specifications before occupation.”

The following conditions are recommended:-

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the road has been submitted to and approved by the local planning authority. The scheme should also include a strategy to prevent overheating. All works, which form part of the scheme, shall be

completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Details of any proposed external plant (including plant location, sound pressure level and frequency data) associated with the development shall be provided and approved by the planning authority before installation.

Controls over hours of construction limited to between 08.00 and 18.00 hours on Monday to Friday and between 09.00 and 13.00 hours on Saturdays. No working of Sundays or Bank or Public Holidays.

Construction Management Plan to be submitted and agreed in writing prior to the commencement of development providing details of:-

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

As this is classed as a 'major' development the applicant will need to follow the Air Quality & Emissions Mitigation Guidance for Sussex (2013). This states that where a major sized development is proposed a number of checklists should be followed in order to determine the likely impact on air quality. [This is not a 'major' development in planning terms.

The **Engineer** comments:-

“The site lies in Flood zone 1, and totally surrounded by areas predicted to suffer from surface water flooding, in deed there are records of flooding in the area but not as far as I can confirm affecting this site.

The application form states that the preferred option for surface water disposal is connection to the public system, however pages 9 and 13 of the FRA advocates site infiltration trials be undertaken. I know that soakage rates are variable in this area, but I would agree that if the application is approved on-site soakage tests be undertaken as soon as practicable and the information used to provide a finalised drainage strategy which should be presented to the Council for acceptance under a planning condition.

I do not accept until proven otherwise that surface water disposal by infiltration will not work on this site.”

The **Private Sector Housing** team has no objection.

Representations

8 objections to the proposal as initially submitted were received from the residents of Nos. 2, 3, 6, 12 Greenland Road, 105, 107 and 125 Salvington Road, 24 Greenland Close, raising the following concerns which have been summarised as follows:-

- In conjunction with the redevelopment of Jubilee Hall the proposals are likely to house in excess of 40 adults (possibly more) all car drivers. There will also be additional visitors and commercial deliveries. The amount of parking for the development is woefully inadequate. This will result in overspill onto the already busy Greenland Road, used as a rat-run between Salvington Road and Durrington Lane. The siting of parking directly onto Salvington Road will be an accident waiting to happen.
- In the mornings and afternoons on school days the road is completely full of parents parking for the local school, many of which park illegally on yellow lines comprising visibility at the junction. This will be made worse and concerned about the safety of pedestrians and school children. Our car has been written off due to over-parking and speeding along this road. Traffic levels are far too high and this development will add vehicle numbers to an over-used road. There are far more incidents than shown on the 'crash map' website.
- Residents will suffer months of construction noise, dust, smells, loss of privacy and construction traffic; I work permanent night shifts as a Palliative Care Nurse and this will have a massive effect on my health and work during construction and noise from the flats when completed;
- 2 Greenland Road has a large garden on the right side which is not currently overlooked by neighbouring properties; a hedge has been planted and affords privacy from the main road and passers-by. The new building will overlook the garden and totally eradicate this privacy. The full length floor-to-ceiling windows on the third floor will provide an intrusive, direct and uninterrupted view down the full length of the private garden allowing views of our young children at play. The development should be limited to 2-storeys or the windows reduced in size.
- 3 Greenland Road will be overlooked, losing privacy at the front and rear of the property.
- The development is overbearing, out-of-scale and out-of-character compared with existing development in the vicinity. It will be the only 3-storey block of flats in Greenland Road. Out-of-keeping as other properties in the immediate vicinity are only 2-storeys. A 3-storey building is completely inappropriate. Concerned that it will block light to 107 Salvington Road.
- Whilst there is no real design precedent in Greenland Road, most of the buildings are from a certain design period to which this building is unrelated. A less contemporary material may not look so vulgar and be more in character.
- The sewage system is under excessive pressure and has failed on numerous occasions, most recently in 2012 which resulted in the entire rear garden being flooded with raw sewage and necessitating extensive reparation work

by Southern Water. Concerned that even greater strain will be put on local infrastructure.

- This development alongside the development of Jubilee Hall will have a detrimental impact on residents of Greenland Road.
- It is important that consideration of the long-term transport impacts of the development is robust. The proposals need to better explain the limited parking provision. The development is inappropriate for dwellings of this scale particularly the excessive amount of flats. The applicant is attempting to squeeze whatever it can onto the confines of the site with little regard for its impact on adjacent properties.
- The siting of the building will make access at the junction very dangerous.
- Most of the support for this development comes from members of the Church;

63 representations in support of the application as initially submitted have been received from (primarily) local residents in Durrington/Goring/Worthing (54) and some from further afield in Ferring/East Preston/Rustington (9) making the following comments (which have been summarised) as follows:-

- The project will bring vital housing to an area in great need of housing; the area is residential so flats would not be out-of-place; the Government is urging the development of new housing; relocating the Church will free up land for much-needed housing;
- The building will enhance the area; the existing tired building needs updating; the development will have a positive effect on the area and fit in well; the flats will look a lot more attractive than the existing tired old building; the design will enhance the area – as a church we wanted to leave something pleasing; it will be an attractive addition to the corner of Greenland Road and Salvington Road; the design of the apartments will be a positive contribution to the area.
- The site is very well suited to flats as it is on a good bus route for those using public transport, near to a good school for families with younger children and local shops; Salvington Road needs good quality flats; we are so short of small houses in Durrington, this will be a good addition to the housing stock; the tired old buildings will make way for ordinary, affordable housing for locals not big houses for out of the area;
- I attend the church and the existing building is old and in desperate need of repair, but even if repaired would not adequately cater for the needs of the wider area any longer; The old building is too old, too cold as the central heating does not work properly, it is too small for the congregation which is mushrooming. The old building has served its purpose well but is tired and inefficient; it is no longer fit-for-purpose; it is on a busy street corner and the people attending church add to traffic congestion; the building is not sufficient for today's needs and cannot be adapted; the split nature of the sites makes the day-to-day running of the church very disjointed;
- An ideal brownfield site for housing; prefer to see development on brownfield sites, hopefully the flat will enable some people to get on the housing ladder;
- The release of funds will enable the Church to provide a purpose-built community building to serve the growing population. New facilities are an important investment in order to continue reaching the families of Durrington and Northbrook; having a new modern church will make serving the needs of the community more relevant for the 21st Century. The Church does so much for young children – after school clubs, mums and toddler groups, holiday

clubs, and coffee which are greatly valued. This development will benefit the community;

- It would be appropriate could be for social rent with the involvement of Worthing Homes; this development will enhance the area with much needed housing and hopefully will include some affordable housing; it is hoped the site will ease the critical lack of affordable housing in Worthing; this is a good thing as people need affordable homes to live in; the development will bring much-needed low cost housing for people; a good opportunity for small families and young people to have a safe and secure property;
- Welcome a new development as it will mean more neighbours and add to security with people living nearby;
- As a long-term local resident I support this development, the existing buildings are past their sell-by date and the new homes proposed are imaginative and attractive and will provide much-needed accommodation.
- It has been necessary to look at alternative options having recognised the limitations of the existing site and resistance to development of a new church building there. The new building will be a very impressive centre-point for the area and a hub for the community. It is disappointing not to be able to offer more accommodation on this site having been so advised by the Planning Department; the charity funded by the members of New Life Church has put a lot of money into trying to get a new facility in Greenland Road over the past years but it became apparent that this was never going to be supported by neighbours or the Council and never did really fit in with surrounding residential properties. The existing facilities are becoming an eye sore and out-dated. There has been much pre-application engagement with the Council and compromises on the numbers of new properties to be built in coming up with this latest scheme.
- The existing housing nearby will benefit as it will be a much quieter less congested road as a result of this development.
- Since retiring the Church has provided a place to meet new friends and different clubs to enjoy; the new building will a huge advantage to people living nearby;
- Bigger premises are needed for all that the Church wants to do in the community and to accommodate the congregation as it has been necessary to hold 3 services every Sunday.
- It will be nice to see the site given new life appropriate to the environment;
- As a wheelchair user accessibility to the new building will be much better;
- We have been involved with this Church all our lives from attending Sunday school, getting married, becoming members and baptised there; our son was dedicated and married in the building. We believe the building has served the community well but much needed new accommodation is required so the congregation can move to a purpose-built church fit for this and future generations.
- The Church has carried out due diligence in the appropriate investigation surveys and reports being undertaken to address potential impacts on parking, highways, ecology and it can be shown that all potential impacts have been fully considered and there will be no harm on local residents.

Councillor Noel Atkins fully supports the proposals, providing much-needed homes.

Following notification of the receipt of amended plans, 6 further objections have been received from the occupiers of 2 Greenland Road, 111 and 125 Salvington Road (and 3 others from further afield) re-stating the following concerns:-

- Objections are re-iterated as none of the concerns that were previously raised have been addressed – disgusted to see that concerns over loss of privacy to the side garden of 2 Greenland Road have not only been completely ignored but exacerbated with the creation of a balcony at the front window on the upper floor.
- Main concern is loss of light and privacy to No.111 Salvington Road as well as noise. It is queried whether the windows facing the garden of No.111 be openable – this is a concern as the householder is an Ofsted registered childminder.
- Extremely concerned about traffic noise during and after the build, there is so much heavy traffic and congestion along Salvington Road the last thing we need is more traffic; the Co-op lorries and buses cause enough obstruction; the development will make the Salvington Road busier and more dangerous; Greenland Road has cars parked on both sides and this also causes a problem particularly in the mornings and afternoons with the school traffic.
- The plot size is too small for the development;
- It is unacceptable to take account of the support for these proposals when much of those comments come from people who live nowhere near Salvington Road or Greenland Road; they will not have to live with the aftermath.

Twenty further representations in support have been received of which 18 are from local residents (and the others from further afield) making the following points:-

- The design change fits in with the houses opposite;
- The amendment to this application have enhanced it;
- The housing that is proposed is of the sort that is most needed by the community; smaller affordable properties to enable younger families to settle and create neighbourly bonds with the expectation of stability and to establish a sense of belonging;
- Negotiations have taken place with the Planning Department to achieve the most optimum development;
- Continue to wholeheartedly support; we need more affordable housing in the area; housing is so badly needed;
- The development incorporates sufficient parking for the area.

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Relevant Planning Policies and Guidance

Worthing Core Strategy (WBC 2011): Policy 7, 8, 11, 13, 15, 16, 17
Worthing Local Plan (WBC 2003) (saved policies): RES7, H18, TR9
Supplementary Planning Document 'Space Standards' (WBC 2012)
Supplementary Planning Document 'A Guide for Residential Development' (WBC, 2013)
Worthing Housing Study (GL Hearn 2015);
Worthing Strategic Housing Market Assessment Up-date (GL Hearn 2012);
Community Infrastructure Levy Charging Schedule (WBC 2015);
Supplementary Planning Guidance 'Parking Standards and Transport Contributions' (WBC 2005)
Revised National Planning Policy Framework (HCLG 2018)
National Planning Practice Guidance (CLG)

Planning Assessment

The Core Strategy, including the saved policies of the Worthing Local Plan, comprises the Development Plan here but the Government has accorded the National Planning Policy Framework (NPPF) considerable status as a material consideration which can outweigh the Development Plan's provisions where there are no relevant development plan policies or the policies which are most important for determining the application are out of date. In such circumstances paragraph 11 of the revised NPPF states that planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or any adverse impacts of doing so would demonstrably outweighs the benefits, when assessed against the policies of the NPPF taken as a whole.

Paragraph 73 of the revised NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum 5 years' worth of housing against their housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old. The housing requirement set out in policy 7 of the Core Strategy is clearly more than 5 years old. An assessment of local housing need has been undertaken as part of the new Worthing Local Plan, but the latter is still at a very early stage and has no formal status in the determination of planning applications.

As such the proposal should principally be assessed in relation to the presumption in favour of sustainable development as set out in paragraph 11 of the revised NPPF and informed by saved Worthing Local Plan policies H18; TR9, and RES7, Core Strategy policies 7, 8, 11, 13, 15, 16 and 17; the policies set out in National Planning Policy Framework and allied Practice Guidance; and the Council's SPDs on 'Space Standards' and 'Guide to Residential Development'.

The key considerations are:-

- The principle of residential development
- Impact on the character and appearance of the area
- Impact on the amenity of future occupiers and neighbours
- Parking and highway safety

Principle of residential development

Core Strategy policy 11 states that development will not be permitted which would lead to the loss of land or premises last used for community purposes unless: the land/premises or their location are unsuitable for such use; adequate alternative provision is available locally that is accessible and at least equivalent in terms of quality; replacement facilities are proposed, or it has been demonstrated that there is no need for the existing use and that the potential to deliver an alternative community use where there is an identified need has been explored.

The proposed development would result in the loss of an existing community use. The submitted Planning Statement seeks to demonstrate that there is no conflict with policy CS11 on a number of points. Namely, that the current premises are dated and would require extensive modernization to fulfill the aspirations of the Church, but also there is a desire for the Church to consolidate onto one larger site. It is proposed to relocate the Church to a new site in Fulbeck Way for which permission has been granted under AWDM/0220/18. The Church intends to re-provide all of the existing activities currently provided as well as introducing new activities at the new site with improved facilities. It is stated that there are a number of other community facilities in the immediate vicinity including St Symphorians Church Hall, Durrington Children and Family Centre, Durrington Library and Pond Lane Scout Hall. There is also Durrington Community Centre (Romany Road) and Northbrook Barn Community Centre slightly further afield.

The existing building is not unattractive but is of limited architectural interest and is not protected. Providing the implementation of the replacement facility can be secured, for example, through a S.106 unilateral undertaking, the loss of the existing community use can be justified.

Turning to the proposed residential use; the Core Strategy predates the NPPF and does not provide for the prescribed 5 year housing supply informed by an objective assessment of local housing need. On the other hand, the contribution the proposed development would make toward increasing the housing supply of the Borough is limited and not in itself the determinative factor in this case.

The site is within a sustainable location in that it lies within an established outer residential suburb; is accessible, on a bus route and within easy walking distance of a broad range of local facilities including infant and junior schools, library and local shops at Manor Parade Neighbourhood Centre.

CS Policy 8 seeks to deliver a wide choice of high quality homes to address the needs of the community. It states that within suburban areas such as this, only limited infilling will be supported, predominantly consisting of family housing. The supporting text explains the background to this policy approach is to redress the imbalance in the housing mix that dominated new developments in the years prior to the adoption of the Core Strategy in 2011. It was initially informed by the Strategic Housing Market Assessment (SHMA, 2009) which found the housing offer in Worthing was focused towards smaller properties of typically 1-2 bedrooms. It makes clear the aim to bring forward a range of housing types to help diversify the offer and meet the needs for family housing. However, the supporting text (paragraph 7.11) goes on to explain that there remains a valid role for flats, but they should not form the principal type of future housing stock in the Borough.

The Council's SPD 'A Guide to Residential Development' sets out that there may be certain circumstances where a larger 2-bedroom units dwelling could be considered to provide family housing. However, none of the proposed flat units would meet that criteria and cannot be considered to meet the Council's definition of 'family housing'.

However, it is worth pointing out that the latest Housing Study (GL Hearn, 2015) undertaken to support the emerging Local Plan identifies a need for all types of housing with the provision of market housing more explicitly focussed on delivering smaller family housing for younger households with 2-bedroom units comprising 40% of the housing mix going forward. Set within this wider context of housing needs in the Borough, it is considered a small-scale flat development would not in principle be inconsistent with the existing character of Salvington Road, which includes a number of flat developments, including nearby Baker's Court and Exmoor Court.

Visual amenity

Following discussions with Officers the design and layout of the proposed development has been amended since originally submitted. As amended it consists of a roughly T-shaped block (maximum 17.4 metres wide by 22.7 metres deep) located in the centre of the site. The architectural composition is contemporary, flat-roofed in style, made up of three attached components primarily 2-storey in scale with a 3-storey element on the corner of Salvington Road and Greenland Road. There would be 3 flat units each on the ground and first-floor, with 1 flat on the second-floor. The building would face Salvington Road with the front of the eastern 2-storey component aligned with the front of the adjoining semi-detached house at No.111 and sited 0.9 metres from the common boundary. This eastern component would extend southward projecting a maximum 2 metres beyond the main rear of No.111. The front of the western 3-storey component would be stepped forward (northward) 1 metre closer to Salvington Road and sited approximately 3.2 metres from the western edge of the site onto Greenland Road. The attached southern 2-storey component would be stepped back (eastward) into the site by 3.7 metres, nominally stepped-back from the front elevation of 5 Greenland Road to the south and sited 7.5 metres from the eastern site boundary with the rear garden of No.111 Salvington Road. Three crossover-style car parking spaces are shown on the Salvington Road frontage, with a further four crossover-style car parking spaces (in a block of 3 and 1 single space) on the Greenland Road frontage. There is an area of communal garden to the south-east corner.

The scale and massing of the proposed block is considered appropriate to its context, sensitive to the domestic scale of the housing adjoining to the south and east with the combination of the additional height and forward siting of 3-storey component articulating the corner. This corner is currently articulated by the distinctive gabled form and massing of the church building, but in a more understated way with the western flank of the church building respecting the notional building line on the east side of Greenland Road. The proposed building would undoubtedly appear as a more prominent addition to the street scene, in contrast to modest terrace of houses fronting Greenland Road on the opposite corner, which somewhat unusually in terms of the road hierarchy, does not address Salvington Road at all.

CS policy 16 requires all new development to be of high quality design and sensitive to the distinctive positive characteristics and patterns of local development, but does

not rule out contemporary design solutions where appropriate. Surrounding development in the vicinity of the site dates predominantly from the mid-to-late C20 and although typically traditional in character consists of a variety of dwelling styles and type (including flat blocks, short terraces, semi-detached and detached houses, chalet houses and bungalows) which exhibit a diversity of differing forms and appearance such that is difficult to identify a distinctive unifying quality. External materials are mainly brick with plain clay or concrete roof tiles, but there are also examples of render, mock 'Tudor' detailing and horizontal boarding in the immediate vicinity of the site.

The external finishes of the proposed building would primarily consist of a combination of render and brickwork with feature panels including the stairwell articulated in a contrasting colour of brickwork. The drawings show the render nominally 'expressed' to create a distinct break or shadow line where it joins the brickwork. This treatment will also create an attractively deep window reveal on the rendered elements which adds to the visual interest on the building. The fenestration is detailed to create a vertical emphasis which helps break-up the visual mass of the building, as does the inclusion of glazed balconies. Their seamless glazing complements the contemporary style of the building and in the event of approval it will be important to secure their detailed design and construction by condition. An earlier version of the scheme showed balconies wrapping round the north-west corner, but this has been amended to take on board the specific concerns of the resident of 2 Greenland Road, concerning overlooking.

It is considered the proposed architectural composition, layout and detailed design of the proposals is consistent with the continued emphasis within the revised NPPF on creating good design that is visually attractive and sympathetic to the surrounding built environment, whilst optimizing the potential of brownfield sites to accommodate an appropriate amount of development.

Affordable Housing

CS policy 10 requires a contribution of 10% affordable housing on all sites of 6 to 10 dwellings. No affordable housing is proposed in this case on the basis that all profits from residential redevelopment will be put into the construction of the new church. A full viability appraisal has not been submitted with this application (or AWDM/0263/18), but the Planning Statement states that it is estimated the new church building will cost in excess of £4 million to build and that the residential schemes together will provide an estimated £2 million revenue leaving a £2 million shortfall in funds for the Church to raise.

However, since the application has been submitted, the revised NPPF has been published which states (paragraph 63) that provision of affordable housing should not be sought for residential developments that are not major developments (other than in designated rural areas). Whereas the Government's clear intent in respect of affordable housing contributions in relation to small sites (10 or less) was previously set out in the Written Ministerial Statement (2014), and then the subsequently amended NPPG; it is now explicit within the NPPF. CS policy 10 is out-of-step with national planning policy. Although the substantial need for affordable housing within the Borough persists, it would be difficult in policy terms to justify refusal of the current application owing to the lack of an affordable housing contribution.

Residential amenity – for proposed dwellings

Each of the proposed flats would consist of a shared living/kitchen/dining room, plus 2 bedrooms and a bathroom off a hallway. Units 1, 4 and 7 would also have an en-suite shower-room off the main bedroom. All units are shown with a storage cupboard accessed from the internal hall.

The proposed flats are described as 2-bedroom 3-person units. Units 2, 3, 5 and 6 would have a GIA (Gross Internal Area) of 66sqm with accords with the Council's minimum standard for a 2-bedroom flat unit. Units 1, 4 and 7 would have a GIA of 65sqm which is 1sqm below the Council's minimum standard but in excess of the minimum 61sqm for a 2-bedroom 3-person unit within the Government's nationally described standard. In due course, the emerging Local Plan (when adopted) will reference the nationally described space standards but until that time it is expected that development proposals adhere to either the standards set out in the Council's SPD or the nationally described standard.

The proposed flats are all shown having a dual aspect. The upper floor units would each have a small balcony (north or west-facing) and all units would have access to the communal garden (112sqm).

A noise survey undertaken during daytime (07.00 to 23.00) and night-time (23.00 to 07.00) hours to establish the prevailing noise levels across the site has identified road traffic noise from the surrounding road network, namely Salvington Road and Greenland Road, as the primary source. The survey has identified that during the daytime part of the site will be exposed to noise levels at or above World Health Organisation (WHO) criteria necessitating windows on the northern and western facades to incorporate "*acoustically rated passive ventilation*" to protect the occupiers from annoyance. However, the EHO considers passive ventilation as likely to be insufficient to provide thermal comfort for future residents and recommends that mechanical ventilation with heat recovery should be considered for habitable rooms on the relevant facades. A pre-commencement planning condition is recommended to secure a scheme for protecting the residential flats from the effects of road traffic noise based on WHO guidelines and which includes a strategy to prevent overheating.

In other respects, the EHO's initial concern about the vertical stacking of rooms has been addressed by the latest scheme which shows bedrooms located above bedrooms and living areas above living areas.

Residential amenity – effect on existing dwellings

The current church use, associated café and other activities run from existing premises (in conjunction with the associated Jubilee Hall site opposite) generate activity and noise throughout the week, particularly on Sundays when 3 services are held. In comparison the proposed residential redevelopment for 7 flats will constitute a less intensive, quieter use of the site for nearby residents of Greenland Road and Salvington Road.

The properties most affected are those adjoining to the south, namely 3 and 5 Greenland Road, No.111 Salvington Road to the east and 2-8 Greenland Road opposite.

111 Salvington Road

No.111 comprises a 2-storey, semi-detached house of traditional appearance with a hipped-roof. It has been enlarged by a modest addition to the rear and is sited approximately 1 metre from the common site boundary which is defined by standard height panel fencing adjacent to the church building and continuing along the side of the south-facing rear garden. The fencing drops in height to about 1 metre adjoining the front garden. There are a number of windows in the west side elevation. Those on the ground-floor appear to be secondary in nature serving the kitchen and are currently impacted to an extent by the church building which extends virtually the full length of the common boundary adjoining No.111 and its rear garden, although that part closest is only single-storey in scale. The side windows on the first-floor serve bathroom and WC. The proposed flat building will be sited closer to the common boundary than the existing building at 2-storeys in height (6 metres high). It will have some additional impact on the receipt of light to the secondary and non-habitable windows in the side of No.111 at ground and first-floor. On the other hand, this 2-storey component will not project so deep into the plot in proximity to the boundary as the existing building, relieving the sense of enclosure which currently exists to the rear. There are east-facing windows along the length of the existing church building at ground and first-floor level which face toward the garden of No.111. In contrast, there are no windows in the east flank wall of the eastern component of the building. Whilst there are east-facing windows proposed in the southern component of the building (serving units 3 and 6) these are shown as serving hallways, bathrooms and the kitchen area. This elevation is sited 7.5 metres from the common boundary with No.111. The occupier of No.111 has expressed concern about the potential for overlooking resulting in a loss of privacy in the rear garden where children play. However, the heads of the ground-floor windows in the existing church building project above the fence line in close proximity for the length of the common boundary and currently give a strong perception of overlooking of the rear garden of No.111. The east-facing windows in the southern component of the proposed building (within units 3 and 6) which serve non-habitable bathrooms and hallways might reasonably be expected to be obscure-glazed. However, it is not considered the effect of overlooking from the proposed kitchen windows, at the far southern end in this elevation, would be so harmful to insist on obscure-glazing (a requirement for which would deny the future occupiers of these units an outlook over the communal garden area).

3 and 5 Greenland Road

The siting, design and appearance of No.3 Greenland Road is anomalous in the street and is indicative of the unusual origins of this dwelling as an extension to No.5. The north flank of the dwelling forms the boundary with the unmade drive to the rear of the houses in Salvington Road and incorporates a single narrow window at first-floor. The fenestration in the west street-facing elevation also appears secondary in character. The generous frontage is enclosed on the north side by a wall with hedging above which provides a sense of enclosure visually separating it from the application site. The 2-storey, southern component of the proposed building would be located to the north and west of No.3 at a separation distance of some 5 metres. Despite the additional 'bulk' of this component compared to the nearest part of the existing church building, it is considered the effect on the outlook of No.3 would not be materially harmful nor would it result in a substantial loss of light. There are no windows in the south side of the southern component. The front (west) of this element would roughly align with the front of No.5 and would have no significant impact on the amenities of that property.

2-8 Greenland Road

There would be a distance of approximately 20 metres between the front of No.2 at the north end of the terrace and the west elevation of the 3-storey, western component of the building which is considered satisfactory in terms of overlooking taking account of the modest-sized window openings on this part of the proposed building. The 2-storey, southern component includes larger window openings and a west-facing balcony at first-floor and is set further back (east) into the site giving a separation distance of over 23 metres.

As referred to above, the previously proposed wrap-around balcony on north-west corner of the building has been removed in response to the concerns of the occupier of No.2 about loss of privacy arising from direct overlooking of the existing private garden to the north.

Accessibility and parking

The site is sustainably located within walking distance of a broad range of local facilities and services, and accessible to public transport on the No.5 bus route.

A Transport Statement has been submitted in support of the application together with a Stage 1 Safety Audit and designer's response. The Transport Statement assesses trip generation using TRICS data based on the existing and proposed uses. This concludes that the number of vehicle trips generated during the morning and evening peak times by the proposed development will have negligible effect on the capacity of the local highway network.

7 no. crossover-style car parking spaces are proposed on the Greenland Road and Salvington Road frontages (1 space per flat). Salvington Road and Greenland Road are both subject to a 30 mph speed limit (signed as 20 mph on Salvington Road at the start and end of the school day). Parking restrictions are in place on Salvington Road between 8.30 am and 6.00 pm on Monday to Saturday. Notwithstanding the perception of local residents in the representations received, a review of collision data concludes there is not a collision problem on the local highway network and the development can take place without detriment to highway safety conditions. These conclusions are accepted by the local Highway Authority and no highway objection is raised subject to the recommended conditions to secure the car parking provision and accesses, pedestrian visibility at the accesses and secure, covered cycle storage. The latter is not shown on the submitted but there is sufficient space either within the rear garden or residual communal areas within the building to secure provision.

CIL

The development is liable for CIL based on the net increase in gross internal floor area. Taking account of demolition of the existing building which is in lawful use, the proposed development would be liable for the following CIL charge:- 526sqm GIA of new build minus 342sqm GIA existing floor area = 184sqm at £100/sqm = £18,400.

Recommendation

APPROVE Subject to the prior completion of a S.106 unilateral undertaking to secure implementation of a replacement community facility.

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. (Pre-commencement) Agree and implement noise insulation scheme
4. (Pre-commencement) Agree and implement temporary arrangements for access for construction traffic
5. (Pre-commencement) Agree and implement Construction Management Plan
6. (Pre-commencement) Agree foul and surface water sewerage disposal in consultation with Southern Water.
7. (Pre-commencement) Agree measures to divert public sewer in consultation with Southern Water
8. Agree and implement external materials and finishes
9. Agree architectural details (windows, doors, balconies, roof parapets, canopy porch)
10. Agree and implement hard and soft landscaping scheme
11. Agree boundary treatment
12. Agree and implement refuse storage provision
13. Agree and implement vehicle accesses/parking provision
14. Agree and measures to prevent surface water draining onto highway
15. No part of the development shall be first occupied until pedestrian visibility splays of 2m x 2m have been provided either side of the proposed site vehicular accesses onto Greenland Road and Salvington Road, in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6m above adjoining carriageway level or as otherwise agreed.
16. Agree and implement secure, covered cycle parking
17. Control hours of construction
18. No external plant other than in accordance with details to be agreed
19. No meter boxes, flues, pipework, vents, aerials or dishes fitted to road-facing elevations
20. Agree communal TV facility
21. Obscure glazing to east-facing bathroom / hall windows in Units 3 and 6

21st November 2018

Application Number: AWDM/1202/18

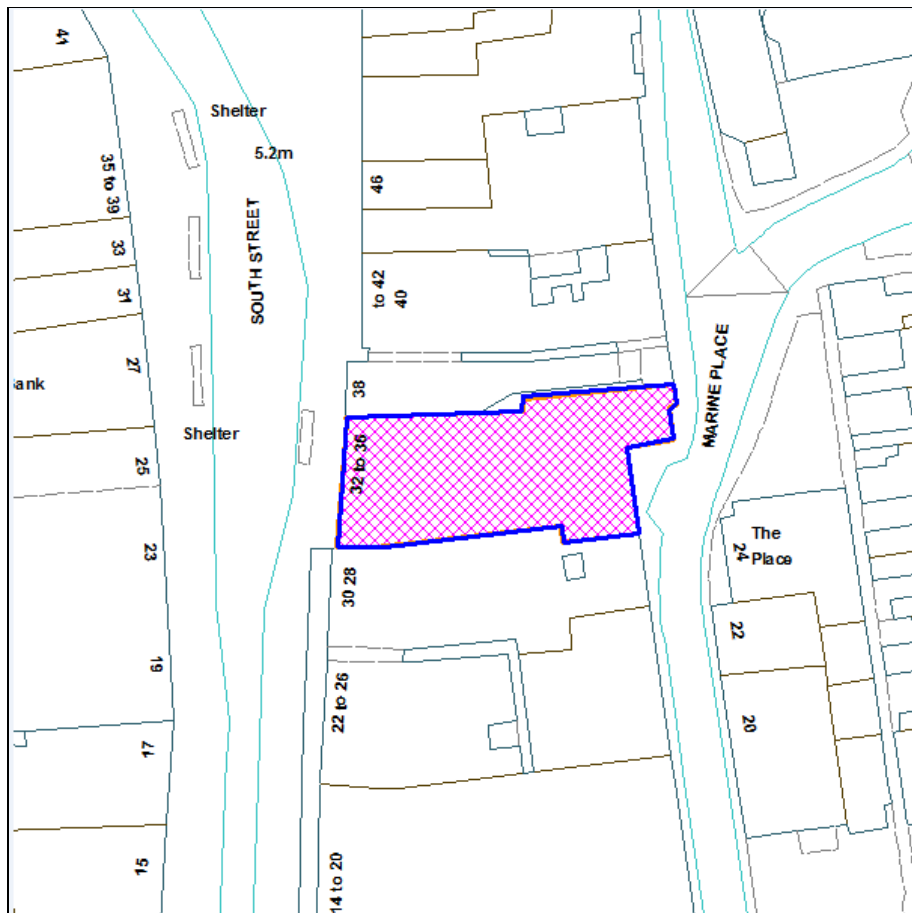
Recommendation – Approve

Site: 32 - 36 South Street, Worthing

Proposal: Residential conversion of part of first floor and all of second floor, with construction of third floor and rear extension at first and second floor level to provide 8no. flats and third floor roof terraces. Other external alterations including replacement shopfront on front (west) elevation with new front entrance door to proposed flats; ground floor alterations to rear (east) elevation to include rear access to flats; installation of new windows to upper floors and new style rendering to front elevations.

Applicant: Woolbro Homes Ltd
Case Officer: Stephen Cantwell

Ward: Central



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Site and Surroundings

The site is on the east side of the South Street shopping parade at the heart of Worthing town centre and within the South Street Conservation Area. It is situated approximately 25m north of Debenhams and is opposite one of the entrances to Beales department store. It was previously occupied by Mothercare. The building

has a three-storey rendered frontage, with a wide shop-front (14m). It comprises a vacant shop at ground and first floor level with storage and staff rooms above. The rear of the site comprises a mix of single and two-storey elements, largely post 1950, including loading doors for the shop, which exits onto Marine Place behind a 2m high boundary wall. Above this an external metal staircase, and air extraction plant are clearly visible. The rear also faces towards the rear of listed buildings in Bedford Row and a converted coach house in Marine Place, which is used for young people services.

Due to varying site levels, the ground floor of the existing building is slightly below Marine Place but is level with South Street. Building heights vary in this part of the South Street/Marine Place, with Debenhams being the tallest at five storeys and others being three storeys, some with dormer windows lighting fourth-floor attic space. Some parts of the Marine Place frontage are also single and two storey. Most of the surrounding buildings are pre-1939 with occasional later modifications.

Surrounding uses are largely retail and commercial, with some residential, notably in Bedford Row to the east. A KFC restaurant/take-away premises is immediately to the north of the site.

Proposal

Permission is sought for a mixture of rear and upward extensions which would create a consolidated three-storey building in place of the mixed heights which currently form the rear of the building. In addition a new partial fourth storey would be constructed above the existing and proposed third floors, to create a recessed penthouse level. A new light-well courtyard (8.5m long and 6.5m wide) would be created in the middle of the building, at first floor level and above. A new shopfront is also proposed.

The ground floor shop would remain. The first floor retail space would be reconfigured and slightly reduced to serve as ancillary storage. Three floors of residential space would be formed by the extension to the rear of the first floor and by the conversion and extension of the second floor (third storey). The residential penthouse would form the third floor (fourth storey). This would create eight flats; seven two-bedroom and one single-bedroom. . A separate door for front access to the proposed flats is proposed as part of the new shopfront and second residential access is proposed to Marine Place, each serving all flats.

The application was preceded by a pre-application submission earlier this year. The current application has also been amended recently to include a slight set back of the proposed rear second floor; also to incorporate render for part of the proposed penthouse and the design of the proposed shopfront.

The application is accompanied by the following:

- Design & Access/Planning Statement
- Heritage Statement
- Odour Assessment
- Flood-Risk Assessment
- Sunlight & Daylight Assessment
- Noise Assessment
- Amended plans and Elevations

Relevant Planning History

No relevant planning history although the current proposal was the subject of a pre-application enquiry.

Consultations

West Sussex County Council Highways: Advice

Eight flats would not give rise to a significant amount of trips on the highway network to raise concern. Cycle parking should be secured via condition. There are enforceable parking restrictions within the local area that will prevent unsafe on street parking.

Environmental Health Officer: Advice

Recommends a condition: to control risk from potential historic contamination if groundworks are carried out. **Comments are awaited on other matters, including noise and odour.**

Technical Services – Drainage: No objection

Surface water should be disposed to existing drainage system. Although site [frontage] is within flood-zone 3, residential upper floors would not be at risk. Risk assessment has been undertaken.

Southern Water Services: No Objection

Recommends condition: to ensure appropriate drainage; also informative to obtain its separate consent for sewer connection.

Conservation Area Advisory Committee (CAAC) - Object

Loss of mouldings to the front elevation is a great disappointment. The new top floor should be set further back to reduce impact. Cedar cladding is inappropriate.

The Worthing Society - Comments

Summary: No major objection. It provides much-needed homes and significantly improves Marine Place. Some aspects are not sympathetic to the Conservation Area and locally listed building. Changes are suggested:

- Wooden cladding to top floor is out of keeping an alternative finish should be requested.
- Windows on the front should replicate the current fenestration including the window mouldings.
- Further setting back of extra storey is needed to avoid danger of being rather overwhelming / dominant in South Street and Marine Place, including setting of Bedford Row; to what extent we leave to your judgement

Representations

None received.

Relevant Planning Policies and Guidance

Worthing Core Strategy 2011: Policies 6, 8, 15, 17, 18 & 19

Worthing Local Plan, 2003 (saved policies): RES7, H18

Supplementary Planning Document 'Space Standards' (WBC 2012)

Community Infrastructure Levy Charging Schedule (WBC 2015)
National Planning Policy Framework (July 2018)
National Planning Practice Guidance (CLG)
South Street Conservation Area Appraisal (WBC 2001)

The National Planning Policy Framework (NPPF) has considerable status as a material consideration which can outweigh Development Plan provisions if policies are out of date or silent on a relevant matter. In such circumstances paragraph 11 of the recent NPPF, 2018 states that development should be approved unless: it would cause adverse impacts which significantly and demonstrably outweigh benefits when assessed against NPPF policies overall; or if the NPPF affords particular protection to assets or areas of importance, (recent case law indicates approval of development which is contrary to the Development Plan will be the exception).

In assessing Development Plan policies relevant to this case alongside the recently published NPPF, it is considered that those which are relevant to the current case are in conformity with it (with the exception of Policy 10 – Affordable Housing). However, as informed by local evidence it is clear that Council cannot demonstrate a current 5 year supply of housing in respect of Objectively Assessed Needs and that all relevant policies which relate to and constrain housing delivery in the Core Strategy are out of date in respect of the NPPF. Accordingly the Council needs to assess its housing delivery strategy. To this end a Housing Study and Issues and Options document was published and a new Draft Local Plan was published on 31st October for consultation at the end of October 2018 until December.

Policy Summary

The site is within zone A of the primary retail area, Policy 6 safeguard the retail character function here, resisting development which detracts from vitality and viability. Policy 8 allows for high density development in the and around the town centre and a mix of housing to meet needs. New dwellings should accord with national internal space standards and local external space standards of the Council's SPD; this also acknowledges that conservation interests may require flexibility in this matter.

Development in sustainable locations, with good access to services and public transport is supported by NPPF and broadly by policies 17 – 19, which encourage sustainable construction and renewable energy, albeit this is largely governed by building regulations for minor development such as the current application. In terms of transport, consideration is given to the likely demand which development may place on the surrounding road network and alternatives to private motor car usage are encouraged

Good quality design and architectural composition is required by Policy 16, this is elevated to 'high quality' in NPPF. Development which may affect heritage assets, such as conservation areas and listed or locally listed buildings, should sustain and enhance these assets and development should make a positive contribution to local distinctiveness. The South Street Conservation Area Appraisal notes opportunities for sensitive infill and other development which enhances the service access to the rear of South Street; it also states that period details, such as external mouldings, should be preserved.

Residential amenities should not be adversely affected, including consideration of pollution under policies H18 and RES7. Appropriate provisions for sustainable drainage are supported and flood risk is managed through a sequential and exceptions test in the NPPF and policy 15, which aim to locate development which is subject to flood-risk, away from risk areas, to ensure that development is appropriately flood resistant and resilient and that there is a safe access and escape route.

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 (1) states: indicates In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning Assessment

The main issues raised by this proposal include:-

1. Principle of Development
2. Design and Heritage
3. Housing Mix
4. Space and Amenity
5. Transport
6. Drainage and Flood Risk

1. *Principle of development*

- 1.1. The site lies within zone A of the primary retail core. The proposal retains most of the retail floorspace at ground floor, with ancillary space at the first floor, for use as storage for instance. There is some reduction in ground floor area, due to the formation of a separate hallway for the proposed flats, and the formation of a light-well at first floor. This is partly offset by the relocation of a stair and upper hall at first floor, which gives a wider first floor ancillary area. Importantly, the proposal retains rear servicing arrangements and a double-fronted shop window 11.5m, so that the proposal is not considered to affect the retail function of the premises, in accordance with policy. A

planning condition can allow for the first floor ancillary space to be used either for storage or as sales space.

- 1.2. Much of the proposed residential use at upper floors is achieved by extension of the building, and is supported by policy H8. As described below there are significant heritage benefits of the proposal, which has been amended in response to some detailed concerns of officers, the Worthing Society and CAAC. It is also considered not to present a floodrisk. The proposal overall, is not considered to raise an in-principle objection.

2. Design and Heritage

South Street area

- 2.1. The building is of local interest, due to the character of its C19th front section, which faces South Street. This has a rendered and moulded frontage to the upper floors. Following earlier concerns, the proposal now retains these mouldings and an amended plan has been received, although a more detailed version has also been requested.
- 2.2. The existing shop-front is asymmetrical, due to the addition of a side extension at some point in its history. The proposal as amended takes the opportunity to move the shop door and windows, so that these and a new residential doorway are centered below upper windows. This presents a more ordered architectural arrangement. The proposed door is timber paneled with glass side-lights. The door frames and wider shop-front frame and door, would be powder coated aluminum, the colour of which can be agreed by planning condition. The proposed materials are considered to be a degree more sensitive to the character of the building and street, than the existing mixture of steel, chrome painted metal. Timber windows are variously retained and reinstated above.
- 2.3. The proposed penthouse would extend 1.5m, above the existing front parapet, and with a new southern side parapet rising to 1.9m. It has an L-shaped footprint and would be set back between 2.6m – 6m from the front parapet and 2m from the northern side of the building. These set-backs means that it will not intrude into the existing façade, as seen from close-range views in South Street. However, it will be seen in part from more distant vantages to the north and south, and from buildings on the west side of South Street.
- 2.4. In light of its partial visibility, recent amendments have substituted light painted render, instead of the timber cladding originally proposed. This will present a simpler appearance, generally in keeping with the existing rendered façade. The large glazed areas of the penthouse would be framed by light grey powder -coasted metal walling, frames and fascia, details of which can also be required by condition.
- 2.5. Whilst the penthouse will be taller than the buildings on either side, it will be seen in the context of the taller Debenhams building, which is a short distance to the south. It will add a new element to part of the skyline here but due to its set back and use of a narrow range of materials, it is

considered unlikely to detract from the character and heritage of the street and may add a minor note of visual interest from some vantages.

- 2.6. A planning condition is needed to ensure that a safety rail which would be between 1m – 4m from the parapet, and therefore potentially more visible, is of suitable design and colour

Marine Place area

- 2.7. At Marine Place, the proposal would extend above the existing single and two- storey, mid-C20th brick-built, utilitarian rear parts of the existing building. The proposal would create a four storey frontage. The lower two floors would immediately abut the site frontage and the upper two floors would be set back.
- 2.8. The size and shape of this part of the proposal has been subject of much discussion at the pre-application stage and following submission. The penthouse is currently set back between 3m – 3.6m from the frontage and will be visible from views close to and more distant along Marine Place and into Bedford Row. The intervening third floor has been set back by 0.8m in the most recent amendment, and although this is quite a small distance, it is considered to create a sense of articulation and gradation.
- 2.9. As noted in the submitted Heritage Statement, the character of Marine Place is formed by a mixture of building sizes, styles and materials, including some poorly considered mid C20th additions, such as the rear of the application site. One important consideration in the proposal has been to achieve a sense of stepping-down from the height of the Debenhams building towards the narrow southern end of the street, and the lower buildings towards the northern end. The proposal, with its stepped façade and the partial width of the penthouse, is considered to make this transition.
- 2.10. Architecturally, the proposal uses a distinctive grid of divided dark, metal-framed windows to the first and second floors. These provide a distinctive styling, to the rear and side elevations to Marine Place, in particular the proposed third floor contains a full expanse of windows, with a more limited series of grid windows on the first floor below. The appearance is reminiscent of the marine-deco character of the Debenhams building a short distance to the south. The use of light-rendered walls to the lower storeys and penthouse contrasts well with the windows and stone cappings but also refers well to the rendered buildings in Bedford Row, including the recently completed corner building opposite the site, which characterise this part of the conservation area.
- 2.11. At the ground floor frontage, the rear access door to the proposed flats is framed within a recessed area which is designed to suggest an old shopfront or closed-off windows, which gives interest to the wide, existing wall. An area of existing boundary wall which conceals the rear service door would also be rendered and painted, to create continuity and conceal any external ductwork which may be needed.
- 2.12. The design is considered to demonstrate sensitivity to its surroundings and a note of contemporary styling. It is considered to make a significant

improvement to the character of this part of the conservation area, and the setting of listed buildings, including Bedford Row. Details and materials would be subject of planning conditions.

3. ***Housing Mix***

- 3.1. The proposal would provide eight new flats: 7no. 2 bedroom and 1no 1 bedroom. Each of these is larger than national space standards and most have dual east-west aspect onto the adjoining streets and the proposed internal light-well.
- 3.2. The proposal represents a high proportion of two-bedroom units, compared with the 30% - 40% indicated in the Worthing Housing Study, 2015. Ideally redeployment of the proposed space to include a greater number of one-bedroom units would be more fitting. However, the footprint and shape of the site, and need for the internal light-well layout make further division hard to achieve here. Mindful of this limitation, on balance, it is considered that the proposed size mix of flats is acceptable in this particular case.
- 3.3. Policy 10 requires a contribution of 10% affordable housing on all sites of 6 to 10 dwellings. However, the revised NPPF of 2018 (paragraph 63), states that provision should not be sought for proposals which are not major development (10 dwelling or less). Policy 10 is therefore out-of-step with this aspect of national planning policy. Although substantial need for affordable housing within the Borough persists, it would be difficult in policy terms to justify refusal of the current application owing to the lack of an affordable housing contribution.

4. ***Space & Amenity***

- 4.1. As mentioned, the proposal complies with internal space requirements, providing flats which exceed national standards. The proposed light well percolates to first and second floors and a sunlight and daylight test has demonstrated that the layout satisfies guidance for the penetration of natural light provided by the Building Research Establishment, which is a nationally recognized source.
- 4.2. In accordance with the Worthing Space Standards SPD, five of the flats have access to private balconies (three within the light-well) and roof terraces of suitable size. This leaves two flats without external private space, and no evident scope to achieve this through any amendment. The SPD acknowledges the difficulties in providing such space in central areas, and the site is among the most densely built-up part of the town centre.
- 4.3. Given that the site lies close to public open spaces such as Steyne Gardens to the east and the beach, this shortcoming is considered acceptable. It is of some small assistance that all flats are in excess of internal space standards, so that future residents are unlikely to feel a sense of crowding. Management arrangements for the light-well and common areas, such as bin/waste and cycle store, can be agreed by planning condition.

- 4.4. A noise assessment has been submitted, in order to test potential internal noise levels. Noise sources were found to be mainly from traffic, with noise from plant, such as at the neighbouring KFC kitchens, not being dominant. Predictions indicate that with windows to proposed flats slightly open, noise levels will exceed national standards. This indicates that in addition to acoustic glazing, mechanical ventilation will also be needed.
- 4.5. Subject to confirmation of the Environmental Health officer, a planning condition may be suitable. It should be noted however, that this may require at least some mechanical vents to be installed on the South Street and Marine Place facades. It would be important to minimize their size and projection, and use placings which respect architectural elements of the building, as far as possible.
- 4.6. The submitted odour assessment has examined the relationship between the proposal and the neighbouring KFC premises, which has a kitchen extractor chimney, very close to the site boundary. The risk of odour is found to be very high; its potential impact on future occupiers, taking into account the duration and intensity of odour, is moderate adverse. The assessment recommends that air intakes and windows be positioned away from the north façade.
- 4.7. Although only small secondary windows are located on the north elevation, where ventilation may be achieved from windows on other walls, the proposal relies on the location of the proposed light-well only a few metres from the KFC chimney. Windows to five bedrooms would open onto this light-well. It is noted that prevailing winds are south east, sending air away from the proposed flats. However, given the densely built nature of the area and proposal, further comment is awaited from Environmental Health upon the impact and any additional mitigation. Members will be updated at the meeting.
- 4.8. The proposed additional mass of the building, especially its taller side walls would be visible from the rear of neighbouring properties. These also have mixed heights and varied window positions and the areas where side walls will reduce visible skyline are relatively modest, for instance to the southern side with no 30 South Street. The use of an inset fourth floor design assists in this and the light well, which provides a gap of some 8m length along part of the north boundary, is considered to limit the perception of additional mass and reduced light to the north. The neighbouring impact of the increased size of the building is considered to be acceptable in the context of this densely built-up area.

5. ***Transport***

- 5.1. The site is centrally located, immediately beside town centre services and bus stops to routes serving most of the town and close to the 700 coastal service. The railway station is within a 10-15 minute walk. The proposal makes no provision for car parking, and there is no objection from the highway authority. Provision is made for secure cycle parking off the main entrance hallway at a ratio of one space per flat.

- 5.2. The applicant states the proposal is for car-free living and it is also noted that part of the transport demand arising from the proposed flats, is offset by the removal of the existing staff area at second floor.
- 5.3. Whilst, car-free living is consistent with this high density town centre development, access to car usage is worthy of some consideration, particularly given the constrained on-street parking limitations and permit availability in the surrounding controlled parking Zone A. Accordingly the applicant has been asked to explore whether increased accessibility measures, such as linkage to a car club might be achievable. An update will be given to the Committee.

6. ***Drainage and Flood risk***

- 6.1. In accordance with policies and national guidance, the applicant has submitted a flood-risk assessment due to the relationship of the site to the flood risk area (zones 2 & 3), which affect the South Street frontage and southern end of Marine Place. It is noted that much of the central area close to the sea-front has a similar degree of risk. Therefore in sequential terms the proposal is relatively low risk given that residential use would only be above ground floor level and would have access to Marine Place, which is outside the flood risk area.
- 6.2. Flood resilience and safe escape is also required as part of the applicable exceptions test. Therefore details of how the ground floor area, particularly the hallway to south street and ground floor common areas are to be designed to withstand partial water ingress, can be required by condition, along with on-going management arrangements to ensure that residents are informed of flood escape routes, via Marine Parade, as well as measures for instance the provision of anchorage points for demountable threshold defence barriers at the South Street entrance.
- 6.3. Subject to these provisions by condition, the proposal is considered to comply with flood risk requirements.

7. ***Summary***

- 7.1. In consideration of the planning balance, the proposal would produce new homes in a sustainable location, whilst retaining the important, predominant retail use at ground floor and part first floor. The design is well considered and will make a positive improvement to the appearance of Marine Place, the setting of Bedford Row and will renovate and to some extent, rebalance the South Street façade.
- 7.2. The new penthouse will be visible in South Street, but the set back and use of materials, including matching render, is considered to create sufficient harmony and avoid a risk of being overpowering or visually intrusive. Planning conditions can ensure that details are well executed, including the retention of rendered relief.
- 7.3. The mix of unit sizes is on balance acceptable given the constraints of the site, and most of the flats have outdoor space and all are close to other

public spaces. The development complies with flood risk policies, subject to condition to ensure resilient design and management.

- 7.4. In transport terms, the proposal raises no objection, and the opportunity can be explored to ascertain whether provision might be made for accessibility by private transport, such as a car club, in addition to secure cycle facilities.
- 7.5. The site is within a densely developed central location. Relationship of the proposed size of the building to its neighbours is considered acceptable. The analysis of existing noise suggests that development will be exposed to levels which will require use of acoustic glazing and possibly some mechanical ventilation by means of a planning condition. A planning condition is also needed to manage any risk arising from ground works due to potential for historic ground contamination.
- 7.6. In terms of odour the risk is high, although many windows do not face towards the neighbouring extraction chimney at the KFC premises. The further comments of Environmental Health are awaited on the significance of this risk and whether other mitigation, such as unopenable windows on the closest part of the north elevation, might be needed.
- 7.7. The recommendation of approval below, is subject to the satisfactory comment and support of Environmental Health; the receipt of an amended plan to confirm the retention of the rendered mouldings on the South Street frontage and conclusion of discussions concerning accessibility.

8. Recommendation

- 8.1. **That authority be delegated to the Head of Planning to approve the application, subject to:**
 - i) **The receipt of satisfactory amended plans;**
 - ii) **Satisfactory comments from Environmental Health that the proposals are acceptable in terms of noise and odour risks, including any additional planning conditions**
 - iii) **Inclusion of any further accessibility measures if achievable.**

Conditions:

1. Time
2. Development in accordance with approved plans
3. Submission and agreement of external materials, colours and finishes, including safety rail.
4. Details of: joinery/frames some with 1:20 cross-sections, rainwater goods, fascias & roof intersections and window recesses.
5. Retention and renovation of external rendered relief
6. Details of external air moving/extraction equipment
7. Provision and maintenance of bicycle storage space.
8. Provision and maintenance of bin and waste storage area
9. Use of ancillary storage space at first floor, only in connection with ground floor retail space, for storage or as sales space.
10. Details of flood resilient design.
11. Management and maintenance plan for light-well, bin-store & common areas and flood risk management.
12. Details of foul and surface water connection

13. Details of means to assess and manage historic ground contamination in the event of ground works.

21st November 2018

Application Number: AWDM/0879/18

Recommendation: Delegate for approval subject to the submission of satisfactory amended plans

Site: Land south of 6 Grand Avenue, West Parade, Worthing

Proposal: Variation of condition 1 and partial variation of condition 12 of Planning permission AWDM/1713/16 in order that some windows on parts of the east elevation are no longer obscure-glazed and that all balconies on the east elevation and the roof-terrace to flat 29, do not have privacy screens on their east side (this variation does not affect privacy screens to the roof terrace and stairs to flat 4).

Applicant: Roffey Homes
Case Officer: Stephen Cantwell

Ward: Marine



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Site and Surroundings

This seafront site is at the corner of West Parade and Grand Avenue approximately 1km west of town centre. It is a rectangular site of 0.26ha and lies immediately to the west of the seven-storey residential block Regis Court, which faces the seafront and has front balconies and a penthouse terrace. To the north are houses in Grand

Avenue, including the nearest neighbour no 6, the side wall and rear garden of which forms the rear (north) boundary of the application site. The site is generally flat and is currently vacant following the demolition of the original three-storey house. On the opposite side of Grand Avenue is Dolphin Lodge, a distinctive landmark building of eight storeys, which lies some 40m to the west of the site.

The site has planning permission for the construction of an eight-story residential block, which was granted by this Committee in August 2017, following refusal of an earlier application for an eleven storey building which was dismissed at appeal in 2016.

The Proposal

The current application seeks to vary planning conditions nos. 1 & 12 of the 2017 approval. In particular it is requested that the requirement be partly waived and partly modified for various windows to be obscure glazed and openable windows and for balcony screens to be provided in a range of locations. These are almost all on the eastern side of the approved building.

Planning condition no 1 is a list of the approved drawings. The applicant proposes to substitute new drawings into the list in order to reflect the proposed changes to glazing and balcony screens.

The planning condition no 12 is set out in below. The application seeks to change the wording of clauses b, c & d in order to enable the changes which are described and considered in the Planning Assessment section of this report.

Condition 12:

The development shall not be built other than as follows:

- a) All windows in the north elevation of the link block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.*
- b) All windows in the upper floors of east elevation of the eastern shoulder shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.*
- c) All windows in the upper floors of the east elevation of the corner block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.*
- d) The roof terrace to the corner block and all balconies on the east elevation in the eastern shoulder shall have a privacy screen of 1.6 ms in height on their eastern flanks.*
- e) Provision of flank privacy screens to flat 4's raised rear terrace and the stairs behind leading from the rear path.*

The above shall be retained thereafter.

Reason: In the interests of neighbour amenity (overlooking) in accordance with saved Local Plan Policy H18 Core Strategy Policy 8 and the National Planning Policy Framework.

The condition is repeated at the end of this report with potential amended wording.

Relevant Planning History

AWDM/1713/16: Demolition of existing buildings at 25-26 West Parade and 4 Grand Avenue and residential redevelopment in the form of a block of 29 flats arranged as 3 storeys tall and rising to 8 storeys together with associated 40 car parking spaces (including 31 in basement), new accesses and landscaping.

STATUS: APPROVED 11 July 2017

AWDM/1805/14: Demolition of existing buildings at 25-26 West Parade and 4 Grand Avenue and residential redevelopment in the form of a block of 35 flats (including 7 affordable homes), arranged as 3 storeys tall and rising to 6 storeys in the northern part of the site; 7 storeys in the east and 11 storeys tall in the south west corner of the site, together with associated 34 car parking spaces (including 26 in basement), new accesses and landscaping.

STATUS: REFUSED and APPEAL DISMISSED 18 June 2016

Consultations

None

Representations

Three letters have been received from immediate neighbours (one from a planning consultant concerning Regis Court on behalf of Protect Worthing Seafront Campaign Group). Objections and concerns:

- i. Although amendments have addressed some impacts, concerns remain regarding neighbouring amenities due to:
 - a. Lack of obscure glass to upper floors
 - b. Lack of balcony screens
- ii. Space between balconies does not accord with the Council's standards and screening is needed to avoid demonstrable impact on neighbours
- iii. Taller buildings call for greater privacy distances
- iv. Asserted impact of balcony screens has not been substantiated – no plans have been submitted to show these.
- v. Impact on penthouse terrace was clearly identified as an issue by the planning Inspector in the original refused scheme [AWDM/1805/14 in 2016]
- vi. Terrace is well used and has patio doors to living room. Another living room window on this elevation will also be overlooked.
- vii. Windows on the northern shoulder which were required to be obscure should not be changed.
- viii. Please confirm the building is not being made taller, that the distance to neighbour is not being reduced or impinged by the underground parking area, and that consultation will be undertaken before any ventilation system is installed
- ix. Request that a screen to the external stair is also added.

Relevant Planning Policies and Guidance

Worthing Core Strategy 2011: Policies 8 & 16

Worthing Local Plan 2003 (saved policies): H18

Supplementary Planning Document 'Space Standards' (WBC 2012)

National Planning Policy Framework (July 2018) National Planning Practice Guidance

The National Planning Policy Framework (NPPF) has considerable status as a material consideration which can outweigh Development Plan provisions if policies are out of date or silent on a relevant matter. In such circumstances paragraph 11 of the recent NPPF, 2018 states that development should be approved unless: it would cause adverse impacts which significantly and demonstrably outweigh benefits when assessed against NPPF policies overall; or if the NPPF affords particular protection to assets or areas of importance, (recent case law indicates approval of development which is contrary to the Development Plan will be the exception).

In assessing Development Plan policies relevant to this case alongside the recently published NPPF, it is considered that those which are relevant to the current case are in conformity with it. However, as informed by local evidence it is clear that Council cannot demonstrate a current 5 year supply of housing in respect of Objectively Assessed Needs and that all relevant policies which relate to and constrain housing delivery in the Core Strategy are out of date in respect of the NPPF. Accordingly the Council needs to assess its housing delivery strategy. To this end a Housing Study and Issues and Options document was published and a new Draft Local Plan was published on 31st October for consultation at the end of October 2018 until December.

Policies require that development and cases of development intensification should not result in unacceptable reduction in amenity for local residents and ensure high quality homes. Good quality architectural composition and materials are expected. Associated supplementary guidance 'Space Standards (WBC, 2012) states that private or semi-private outdoor space is important. Balconies which face the street but are set well back from it and are at higher levels, are considered to be space where occupiers can be relatively unobserved and enjoy adequate privacy. The impact on existing privacy is relevant to the consideration of this application.

Relevant Legislation

The Committee should consider the planning application in accordance with:

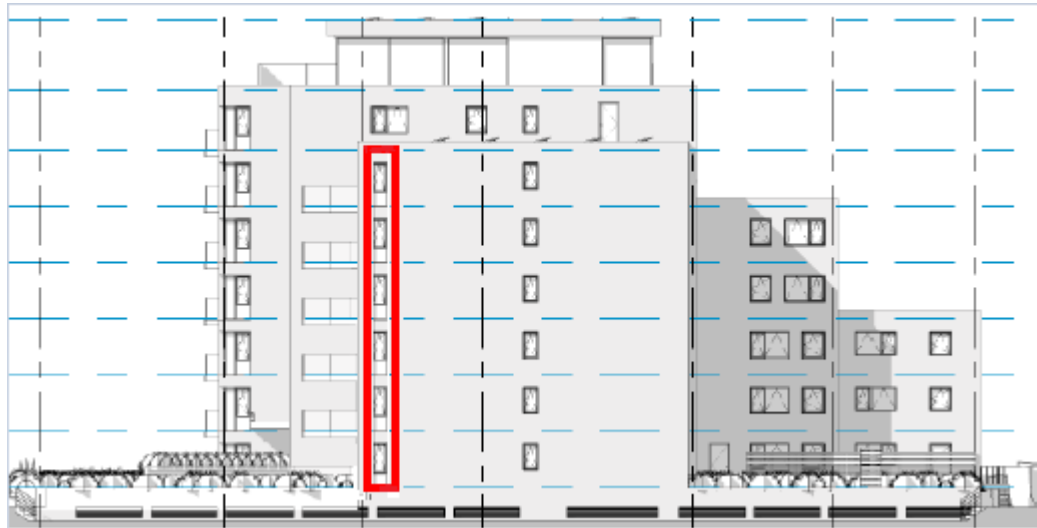
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The issue raised by this application is the impact on residential amenity and privacy of neighbouring residents, mainly at Regis Court to the east and, to more limited extent, neighbours in Grand Avenue to the north. Impact on the appearance of the building is also relevant.

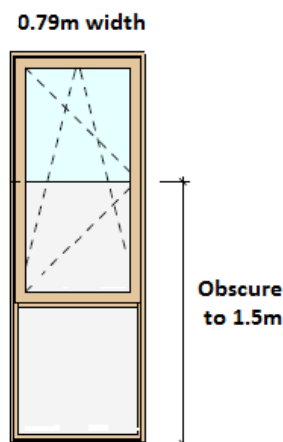
The following assessment considers the proposed changes to particular groups of windows and balcony screens each in turn under individual subheadings. For ease of reference each of these is accompanied by the applicant's drawing which identifies by red-line their location on the approved building. As with the original permission, the subheadings refer to 'Eastern Shoulder' and 'Corner Block', which are titles assigned to various parts of the approved building.

9. **Eastern shoulder - south east corner windows**



9.1. These side windows are close to the side corner on each of the six floors of the eastern shoulder part of the building. This is the closest part of the building to Regis Court, some 5.2m to the east. The windows are slightly further south than the balconies to flats on Regis Court and slightly below the roof terrace of its penthouse. Each is a secondary window to the main living, dining and kitchen space of the approved flats; their main windows being large patio-type doors which open onto their front (sea-facing) balconies.

9.2. The proposal, as recently amended, is that these windows should not be entirely obscure glazed and unopenable, as required by condition 12 (b), but that the top section, which is 85cm above floor level, should be openable. The lower section would be obscured glazed and part of the upper section would use applied film, up to a height of 1.5m. Above this height the glass would be clear. The window is capable of being top-hung or side hung.

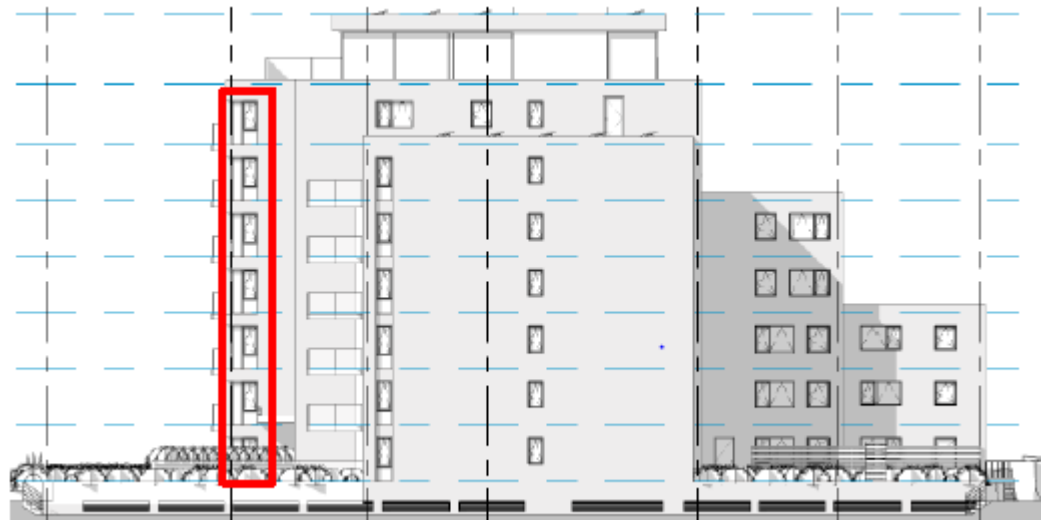


9.3. The applicant explains that because the window is close to the internal corner of the lounge/dining room, it is unlikely that new residents would stand close-up to the window and look out toward the balconies of Regis

Court, approximately 6m away. From a seated position, such as a table or sofa, the obscure section would be higher than seated eye-level. Therefore overlooking would be unlikely.

- 9.4. The neighbour has responded that the recent amended plan, which includes this partial obscuration, is an improvement, especially given the intervening distance which is less than would be desirable between the windows of tall buildings.
- 9.5. In consideration of this aspect of the proposal the proposal does introduce a degree of risk of overlooking. The clear glass upper part of the window and ability to open the top section may also create some sense of implied overlooking from the perspective of residents, whose private balconies are only a short distance away. However, the combined effect of the obscuring and the location of windows close to the internal corner of the room are considered to limit the line of sight to neighbouring balconies. Overlooking would only be possible from an acute angle within the room, and close-up to the glass.
- 9.6. Furthermore, if the window is either top-hung or hung on the left hand (north) side of the frame, this would to an extent, reduce the acute line of sight further when opened. Subject to this additional provision in addition to the permanent use of obscure glass and film it is considered that the risk of overlooking is reasonably slight and the proposal is acceptable.

10. **Corner block - south east corner windows**



- 10.1. These side windows are close to the side corner on each of the seven floors of the corner block part of the building. This is further away from Regis Court and 4.8m further south, so that the windows would be approximately 20m from the balconies and roof terrace at Regis Court. Each window is to the main living and dining space of the approved flats but is secondary to the large sea-facing patio-type door in each case. The applicant wishes to amend the condition to allow clear-glazed openable windows here.

10.2. As in the previous case, the windows are close to the internal corner of the room, so that lines of sight towards Regis Court, are confined to the corner and front-most part of the rooms of the new building. Views are particularly acute due to the forward-set position of this part of the building relative to Regis Court. In addition to the 20m intervening distance, it is considered that the risk of overlooking here is low and the proposal is acceptable.

11. ***Eastern shoulder & Corner block - Balcony and Terrace Screens***



11.1. Condition 12 (d), requires that privacy screens of 1.6m height are erected on the side of the balconies of the eastern shoulder of the building and the roof terrace of the corner block. These are shown outlined in red above.

11.2. The applicant has requested that this requirement be waived, due to the impact on the uncluttered architectural design of the approved building.

11.3. The applicant also contends that the distance of 9m between the approved balconies and those at Regis Court is sufficient to maintain a reasonable degree of privacy. They add that it is greater than the distances between balconies of existing seafront residential blocks further to the east. Furthermore the approved building would be 2m further south than Regis Court which means that any line of sight is at an angle.

11.4. In terms of the roof-terrace screens for the approved eight-floor roof terrace, they contend that the intervening of 15-20m from the seventh floor roof terrace at Regis Court, and the location of the proposed some 2m – 4.5m further south is sufficient to maintain a reasonable degree of privacy.

11.5. Neighbouring residents express concern that the lack of screens will demonstrably impact their privacy. It is noted that their balconies are approximately 1.7 deep and just accord with contemporary external space standards of the SPD. They are an important area of outdoor amenity space.

- 11.6. In consideration of these views, it is noted that the absence of balcony screens from the closest of the approved balconies, which are some 2.8m deep, would provide a direct line of sight to those of Regis Court. Whilst the intervening corner of the approved building may block the line of sight from part of each balcony (perhaps the closest 0.8m to the building façade), the remainder would be unobstructed.
- 11.7. Although a similar relationship to that proposed, exists between balconies on the east side of Regis Court and four of the balconies at its neighbouring block (Capelia House), this is not typical of the relationships between balconies of tall seafront buildings further east. Others are set further apart or are screened. Furthermore this limited comparable relationship pre-dates the Council's Supplementary Planning Guidance, which sets out the importance of privacy for balconies. The existing balconies to Regis Court are set some 32m from the site frontage, and although they face towards a well-used promenade, the distance affords a degree of privacy, which merits protection.
- 11.8. In terms of the roof-terrace, the relationship between this and the existing terrace at Regis Court, which is one floor lower, is an important consideration. There would be a line of sight between the two terraces and an intervening distance of between approximately 15m and 21m. The closest part of the approved terrace is also the narrowest, being some 1.2m in depth from the facade. This provides a link between a patio-type door and the main part of the terrace further west. This comparatively narrow space is less likely to be used for sitting-out than the wider area. The absence of a privacy screen here considered to bring only a low risk of overlooking to the neighbouring terrace.
- 11.9. The wider part of the terrace extends 4m from the façade and is likely to be used for sitting-out. However, the intervening distance of some 21m and its location some 6m further south than the neighbouring terrace, is considered sufficient to afford a reasonable degree of privacy in the absence of a privacy screen.
- 11.10. In consideration of the relationship to existing balconies at Regis Court flats, which are further south than the existing roof terrace, it is noted that the overall distances described in 3.8 above, would also apply. Furthermore lines of sight are likely to be at least partly blocked by the edges of the approved building. Therefore the absence of a privacy screen is unlikely to significantly affect their privacy.

12. **Corner block - Penthouse and sixth floor windows**

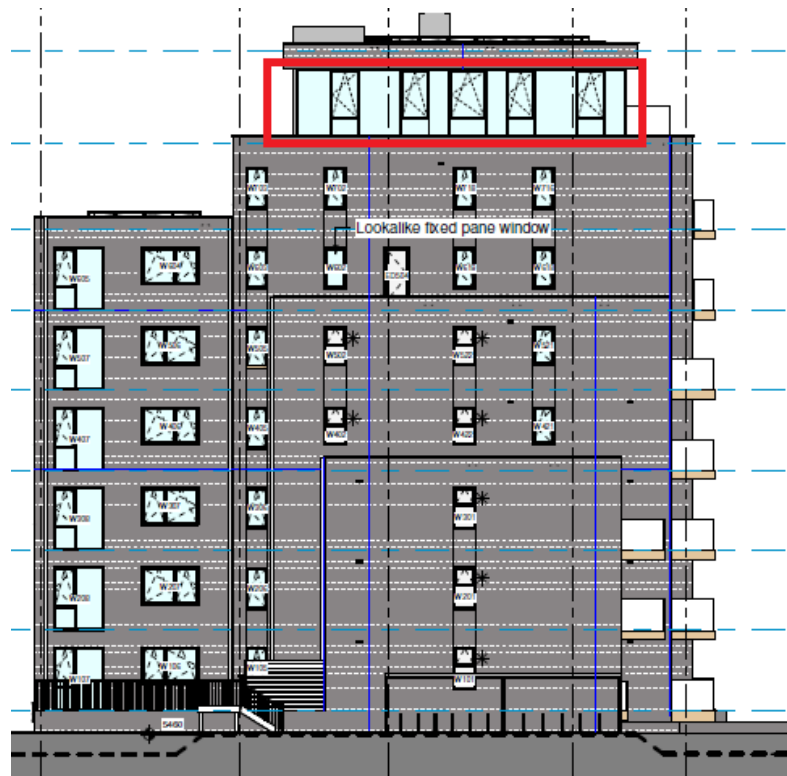


- 12.1. These side windows are on the top two floors of the corner block. At the sixth floor are three windows, a hallway, bathroom and secondary bedroom window these are at the same level as the neighbouring terrace at Regis Court with an intervening distance of 12.5m. At the penthouse level is an array of windows which create a glass-wall effect. These are 14.5m from the neighbouring terrace.
- 12.2. The proposal seeks removal of the requirement for use of obscure glass to all of these windows and that the two narrow-casement windows to the side of the penthouse, be openable rather than fixed shut. It is also noted that the application drawings imply that the sixth floor windows become openable, although this is not stated in other application documents.
- 12.3. The applicant cites separation distances which are typically used by planning authorities, for instance the 22m separation between facing windows across rear gardens in guidance published by Adur District Council. Although the 22m guide is used in the context of two storey development, the applicant uses the analogy to demonstrate that upper windows often have a line of sight to a neighbouring garden some 13m away. They suggest therefore that the intervening distance of 12.5m – 14.5m in the current application, retains a similar degree of privacy for the existing roof terrace.
- 12.4. By contrast, neighbours comment that comparisons with the standards of other Council, suggest that greater distances than 22m should apply between buildings which are taller than 2 storeys. Therefore the requirement for obscure glass is particularly important here. The neighbouring terrace also contains important windows to the neighbour's indoor living space, which would also be overlooked.
- 12.5. In consideration of these views, the analogy of the 22m separation has some relevance. However it is also relevant that the neighbouring terrace is smaller than the type of garden for which the guide is used. The overall intervening space, including the existing terrace, is 16.5 and 18.5 rather than

22m. Furthermore the use of glass-wall fenestration in the penthouse gives a much larger area through which overlooking could take place and a greater impression of being overlooked for the neighbouring resident both from the terrace and living room windows.

- 12.6. In the appeal decision of 2016, impact of an eleven storey block on the amenities of neighbours, including overlooking, was one of the main determining issues. The Inspector considered the relationship between its proposed seventh floor and the penthouse and terrace at Regis Court.
- 12.7. He observed that the proposed seventh floor would have been 6m from the terrace. The plans showed four narrow windows to a bedroom, sitting room and bathroom on the proposed side wall. Further away, some 17m from the terrace were two bedroom windows a hall and balcony. He concluded: "*The close proximity of the seventh floor would appear overbearing from within the penthouse; and the proposed large areas of glazing would mean an unacceptable loss of privacy for its occupiers*" [Note: It appears that his comments refer to the seventh level, not the seventh floor]
- 12.8. By comparison, the intervening distances of 12.5m - 14.5m between the side windows at this level and the penthouse level of the approved building and the edge of the existing terrace, is considerably greater than the 6m minimum observed by the Inspector. There are also fewer windows at this level but more extensive windows at the penthouse level. The Inspector's comments support the conclusion that the proposed use of clear glass would cause overlooking due to the number of windows.
- 12.9. However, given the greater distance here, the Inspector's comments do not preclude the possibility of some more limited use of clear glass, but care would be needed, given that the intervening distances are still less than the 22m analogy described earlier. Perhaps the use of clear glass in the front corner window section of the penthouse bedroom and in the bedroom window of the sixth floor could strike a reasonable balance.
- 12.10. In consideration of the relationship to existing balconies at Regis Court flats, the recently amended material illustrates that lines of sight are likely to be partly blocked by the edges of the approved building and unlikely to be significantly affected.
- 12.11. The proposal that the two narrow penthouse windows be made openable is considered unlikely to have a significant impact in itself, if carried out in the same way as described at 1.6 above. However the degree of impact caused by the use of such an expanse of clear glass as proposed for the penthouse and sixth floor is considered unreasonable.

13. **Northern elevation**



- 13.1. The proposal amends the detailed arrangement of windows on the north elevation of the penthouse, but does not change the overall amount or position of glazing here. Planning condition no 12 does not require these to be obscure glazed or unopenable
- 13.2. The amended plans continue to show the use of obscure glass to other parts of the northern elevation (see *asterisks* on the plan) as follows:
- i) all windows in the link block, which is 7m from the side boundary of the no 6 Grand Avenue, largely facing the side wall of the neighbour's house
 - ii) four windows in the 'northern shoulder' which is 21m from the boundary with no 6 Grand Avenue.
- The impact on No. 6 Grand Avenue is no greater than in the approved plans.

14. **Appearance**

- 14.1. The proposal includes the additional a small tank housing (0.9m tall) on the roof of the building, which would be clad in a pale grey-blue material and is set well away from the edge of the roof,. As such it is unlikely to affect the appearance of the building. None of the proposed changes to the glazing are considered to affect the design and appearance of the approved building.
- 14.2. In consideration of the applicant's contention that the additional of privacy screens will create a cluttered appearance, there is some sympathy with this argument in terms of those on the terrace, where they stand above the level of the main roof. However, the incorporation of screens to the ends of the balconies, would be seen against the backdrop of the main façade of the

building and could be reasonably integrated with the design of their approved balustrades

Other Matters

With regard to other points raised in representations, the height of the building is shown about 3cm taller in the current drawings than those previously approved, but this is considered negligible. The distance to the neighbouring boundary is unchanged and the basement car park does not impinge upon this gap. It is noted that ventilation louvres to the basement car park on the northern face of the building, are no longer included in the amended drawings, which is minor change of no negative outward impact.

The neighbour has asked whether any external ventilation plant has been approved; this is governed by condition 15 of the original permission (AWDM/1713/18), which requires the submission of such details, notwithstanding any information contained in the original application. As yet no details have been submitted pursuant to this condition. If received a consultation would be undertaken with the environmental health officer to ensure adequate standards are met.

The neighbour request for a screen to the external (fire escape) staircase, which is approximately 0.8m – 1m above ground level, remains a requirement of planning condition 12 (e).

15. Summary

15.1. In summary the following proposed changes are considered acceptable:

- i) Eastern shoulder – use of partly obscure windows using glass and film up to 1.5m above floor level and an opening top panel, hung at the top or north side
- ii) Corner block – south east corner windows – use of clear glazed, openable windows
- iii) Corner block – penthouse windows. Two narrow windows openable and hung at the top or north side

15.2. The following are not considered acceptable:

- i) Eastern shoulder - the absence of privacy screens for balconies
- ii) Corner block – penthouse and sixth floor windows, the use of clear glass on the east elevation.

15.3. Discussions are continuing with the applicant to establish whether these two points can be addressed. If so the proposal could be supported with amended plans. The recommendation below of approval under delegated authority assumes that a satisfactory solution can be agreed, for instance confirmation that balcony screens will be used and perhaps the use of clear glass in the front corner section of the penthouse bedroom window and in the bedroom window of the sixth floor. An update will be given to the Committee.

15.4. If agreed condition 1 would be changed to include amended drawings and condition 12 would be worded as at 7.1 below

16. **Recommendation: Approve subject to receipt of satisfactory amended plans as below:**

i) **retain the requirement for balcony screens for the east elevation of the eastern shoulder and,**

ii) **allow limited use of clear glazed, openable windows at the sixth floor and penthouse level of the eastern elevation and,**

iii) **vary conditions 1 & 12 as described at 8.1 below, but subject to revised wording if necessary to 12 (d), to reflect the outcome of point ii) above.**

16.1. **Conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:

[amend list of approved plans to include final amended plans]

Reason: For the avoidance of doubt and in the interests of proper planning.

12. **[changes are in italics]:** The development shall not be built other than as follows:

- a) All windows in the north elevation of the link block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.
- b) *All lounge/diner/kitchen room windows in the upper floors of the east elevation of the eastern shoulder shall be permanently as follows:*
 - i) *the lower panel up to the transom height at least 85cms above finished floor level shall be un-openable and obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and,*
 - ii) *the lower part of the upper panel of the window up to a height of 1.5m above finished floor level shall also be obscured by permanent application of an obscure film which gives a degree of obscuration equivalent to Pilkington Texture Glass Level 3,*
 - iii) *the upper panel shall be top hung or hung from the northern side edge of the frame.*
- c) *All bathroom windows in the upper floors of east elevation of the eastern shoulder shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels.*
- d) *The bathroom, hallway and bedroom windows in the upper floors of the east elevation of the corner block shall be obscure glazed equivalent to Pilkington Texture Glass Level 3, or similar equivalent and fixed shut up to 1.6 ms above finished floor levels, except the 2no. 0.79m wide windows on the east elevation of the penthouse, which may be openable, provided they are only hung at the top or northern side edge of the frame.*
- e) *All balconies on the east elevation in the eastern shoulder shall have a privacy screen of 1.6 ms in height on their eastern flanks.*
- f) *Provision of flank privacy screens to flat 4's raised rear terrace and the stairs behind leading from the rear path.*

The above shall be retained thereafter.

Reason: In the interests of neighbour amenity (overlooking) in accordance with saved Local Plan Policy H18 Core Strategy Policy 8 and the National Planning Policy Framework.

21st November 2018

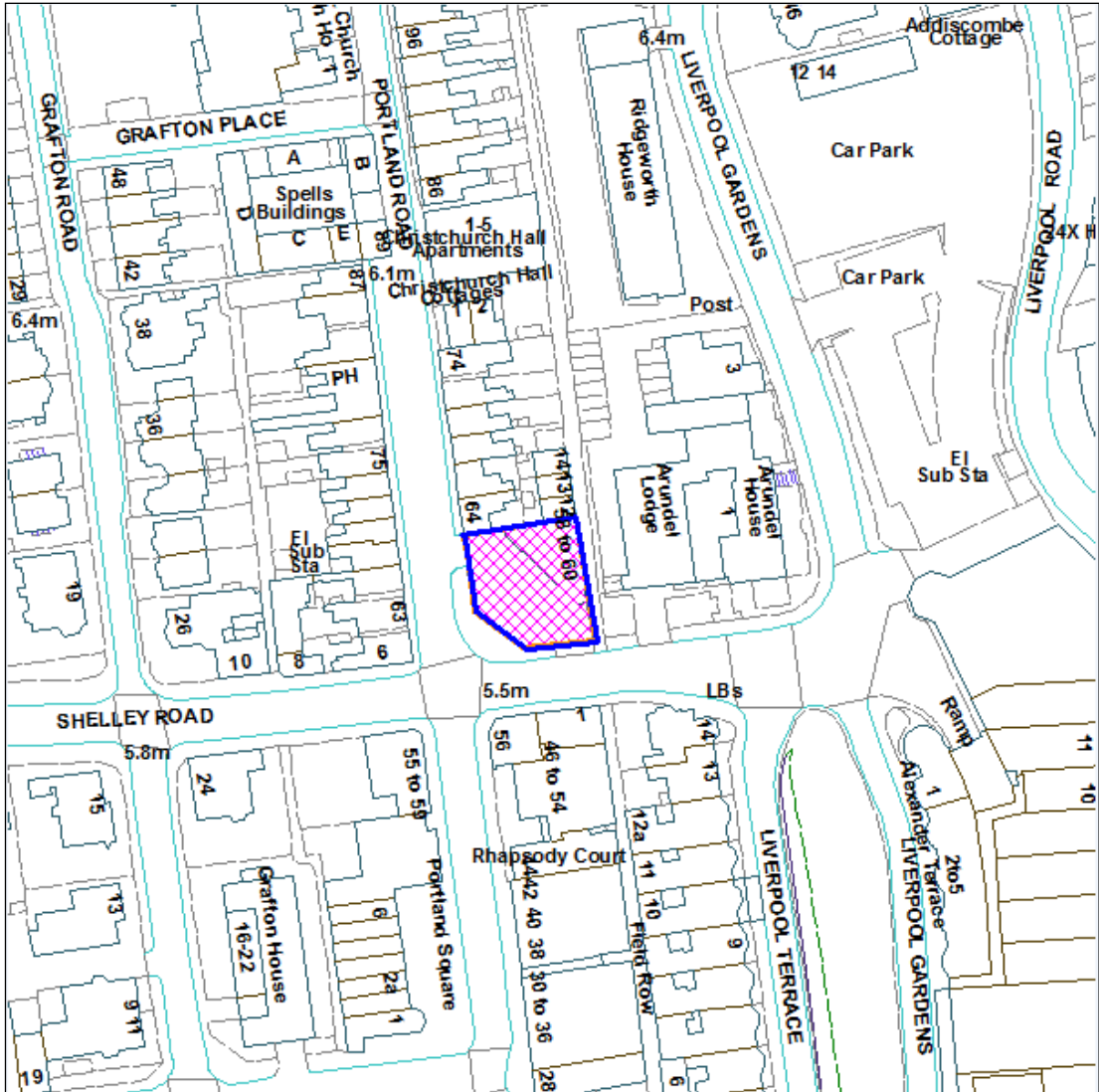
Application Number: AWDM/1141/18 Recommendation – Approve

Site: 58 - 62 Portland Road Worthing West Sussex BN11 1QG

Proposal: Change of use from car sales to private pay and display car park for the public with 8 parking spaces.

Applicant: Mr Nick Brewer
Case Officer: Jackie Fox

Ward: Central



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Councillor Deen has requested that the application come to committee

Site and Surroundings

The application relates to a building and open forecourt currently used for car sales. The site is prominently located on the corner of Portland Road and Shelley Road. The forecourt is separated from the adjacent footways by bollards, but is not otherwise enclosed or screened. Although there are other commercial premises in

the immediate vicinity, the site is in close proximity to dwellings in Portland Road and Field Row and to flats on Shelley Road.

The site is located in the Chapel Road Conservation Area. The flint wall east side of Field Row, between Ambrose Place and Shelley Road is Grade II Listed in its own right. Nos. 63-67 Portland Road and Nos. 12-14 Field Row (inclusive) are all local interest buildings.

58-62 Portland Road is within a Key Office Location. However neither the existing use nor the proposed is B1 so Policy 4 of Worthing Core Strategy is not relevant.

Proposal

The application which has been amended since originally submitted seeks full permission for the change of use of a car sales forecourt to a private pay and display car park for the public with 8 car parking spaces with access from Shelley Road and exit into Portland Road. The only alterations will involve marking the bays, erection of a pay and display meter and use of the existing signage.

The application does not include any alterations to the existing sales showroom.

A heritage statement has been submitted with the application indicating that there will be little change to the usage and design of the forecourt.

Relevant Planning History

AWDM/1125/12: Change of use from car sales to car valeting – application refused and appeal dismissed in 2013.

AWDM/1018/17: Change of use from car sales and display (sui generis) to cafe (A3) together with installation of replacement slide and fold entrance doors, outdoor seating (6 tables, 24 covers) and retractable bollards to Portland Road vehicular access – granted permission.

Consultations

West Sussex County Council (Highways)

The County Council Highways section originally raised concerns regarding the layout of the parking spaces and entrance and exit from the site. They also requested details of the parking meter.

The application was amended in accordance with their concerns and on this basis WSCC highways have confirmed that the layout and entrance and exit points are acceptable.

Representations

The Worthing Society objects to the application on the following grounds:

1. The proposal does not take the opportunity to re-development the site in accordance with the Chapel Road Conservation Area statement.
2. The proposal does not meet the high standards required for a conservation area and a heritage statement should be submitted.

3. The County Council highways comments should be observed.
4. There is no information on the proposed use of the existing sales office.

Relevant Planning Policies and Guidance

Worthing Core Strategy (WBC 2011): Policies 16 & 19
National Planning Policy Framework (DCLG 2018)
Planning Practice Guidance (CLG 2014)

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issues in the determination of the application are the effect of the proposal upon the character of the area and highways issues.

The National Planning Policy Framework (the Framework) supports economic development, and advises that local planning authorities should pursue policies to support the viability and vitality of town centres (given local expression in Policy 3).

The site has been vacant for several months: the need to secure a new use for the site is a factor which weights in favour of the proposal. However, this must be balanced against the core principle in the Framework, which is to seek a good standard of amenity for all existing and future occupants of land and buildings.

Visual amenity and Heritage Assets

Being located within the Chapel Road Conservation Area, there is a requirement to preserve or enhance the character or appearance of a Conservation area.

The Conservation Area Appraisal identifies the short section between Portland Road south of Grafton Place as providing strong enclosure which has been eroded by the insensitive forecourt to the south-east corner with Shelley Road. It confirms that the site is located on the fringe of the town centre and when heavily trafficked and parked the area appears cramped. The street retains its essentially residential character.

The Conservation Area document indicates that one of the enhancement opportunities along this stretch is for the application site, it indicates that should the opportunity arise the applicants be encouraged to redevelop the site to enhance the character and appearance of the Conservation Area.

As part of the discussion and request for further details in connection with the application, an indication was made on whether the applicants sought to redevelop the site. The applicant who will lease the site does not have the intention to redevelop the site. The proposed car park was an opportunity to provide additional parking in a heavily parked area in close proximity to a gym which the applicant owns.

The applicants have also indicated that the application does not currently include the sales building which they intend to explore as a retail shop (subject to planning permission) in the future.

The proposed use is therefore as a parking area, similar to the previous use although cars will be parked in an orderly manner within the designated parking bays.

Given that the applicant is not looking to redevelop the site and that the proposal does not include the construction of buildings or physical enclosures, the new use would not adversely affect this section of the Chapel Road Conservation Area in accordance with policy.

Residential amenity

Businesses in the vicinity appear to operate largely from within buildings, and these commercial uses have no significant impacts on the ambient noise levels of the residential streets in the vicinity.

Facing onto the application site, No. 12 Field Row has first/second floor windows at the rear and No. 64 has a first floor window at the side. All windows serve what look like bedrooms.

The proposed use would involve cars going onto and off the site on a fairly regular basis and the use of the parking meter. The car park would be for 8 cars. The site is in a town centre location where there is already a number of traffic movements at a junction with a pedestrian crossing. Portland Road is also heavily parked with frequent car movements due to parking permits and restricted parking.

Although the use may give rise to additional car movements than the previous use at the garage, WSCC have not raised any concerns to the additional movements and location and nature of the proposed use would not give rise to unacceptable noise and disturbance.

Given this circumstance, the proposed use would not be un-neighbourly and living conditions would not be unduly harmed.

Parking and Accessibility

The application has been amended to reduce numbers and provide details of vehicles movements, entrance and exit points. WSCC highways have confirmed that the arrangements are acceptable.

Recommendation

APPROVE subject to the following conditions:-

1. Approved Plans.
2. Standard time limit.
3. No part of the development shall be first occupied until the vehicle access, vehicle exit, parking layout, signage and meter have been constructed in accordance with the approved plan. The access, exit, parking and signage so provided shall thereafter be retained for their designated use.
4. No external lighting or floodlighting shall be installed except in accordance with details approved in writing by the Local Planning Authority.

21st November 2018

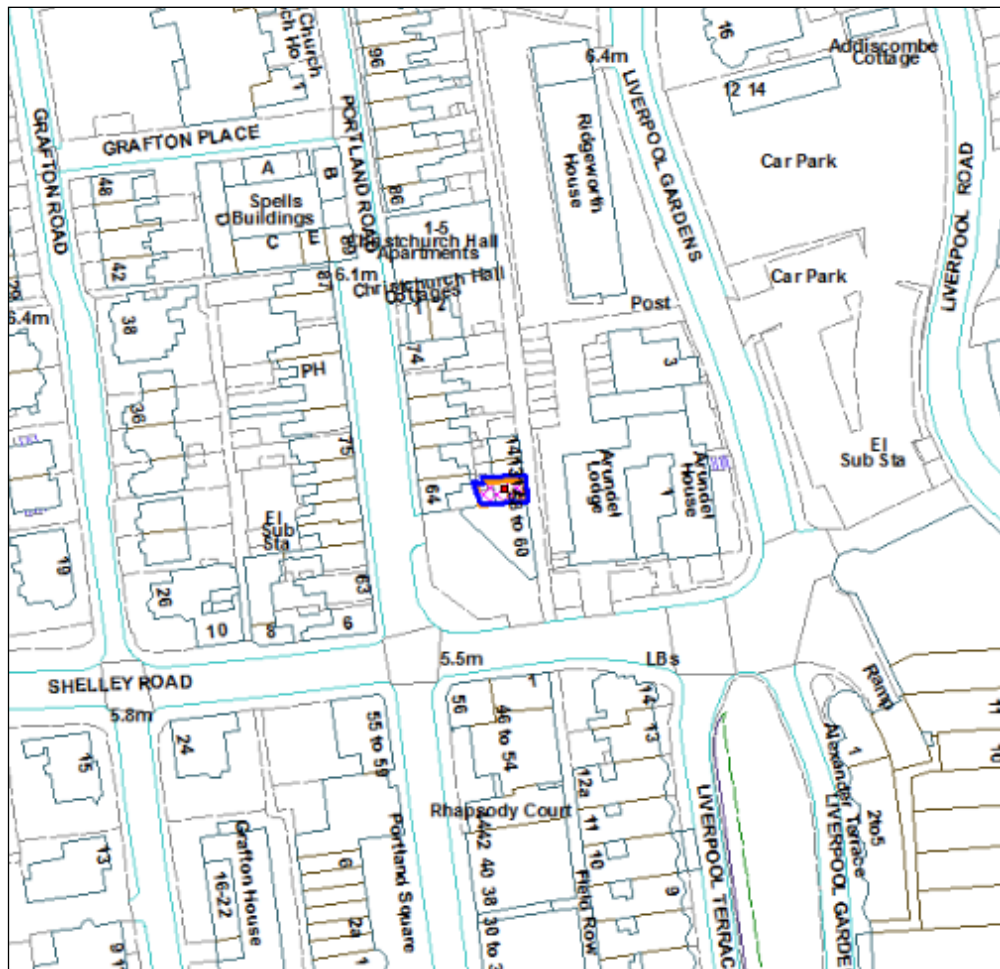
Application Number: AWDM/1177/18 Recommendation – Approve

Site: 12 Field Row Worthing West Sussex BN11 1TD

Proposal: Demolition of store in rear yard and replace with single-storey extension to west elevation.

Applicant: Ms Samantha Taylor
Case Officer: Jackie Fox

Ward: Central



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

The application is being brought before the committee as the applicant is a member of staff.

Site and Surroundings

The application site relates to a two storey end of terraced house within a row of matching terraces located on the west side of Field Row at its northern end. Field Row is a pedestrian walkway at the rear of properties fronting Portland Road, running north-south between Shelley Road to the south and Ambrose Place to the north. The site is within the Chapel Road Conservation Area. There is a Grade II listed wall on the east side of Field Row.

The property is an end of terrace which in the process of being refurbished, it has a rear projection at single storey with balustrade above. There is a small walled open courtyard to the rear with brick outhouse in the north-west corner which is attached to the outhouse for the property to the north (No13).

The boundary to No 13 comprises an approx. 1.2m high wall plus additional fencing above to approx. 1.8m in height.

Proposal

The application proposes the demolition of part of the existing outhouse/wc in the north-west corner of the outside yard and the erection of a single storey rear extension which would cover the external yard. The extension would sit inside of the northern boundary/party wall and link into the outhouse roof. The extension would have a partly flat roof with two sloping roof light windows facing north.

The application shows an existing external downpipe continuing through the new roof to the existing drain. All over guttering would not encroach over the applicant's half of the party wall. The extension would provide an open plan garden room and enclosed internal wc.

Relevant Planning History:

None relevant

Consultations:

Adur and Worthing Council

Environmental Health - Contaminated land- full condition.

Technical Services – originally raised concerns regarding how drainage would be disposed subject to any Southern Water comments.

Southern Water raised no objections confirming that the drainage within the boundary of the property was not the responsibility of Southern water.

Technical services withdrew their holding objections and have no further comments.

Representations:

One letter of objection has been received on the grounds of loss of the party wall jointly owned by 12 and 13 Field Row, loss of privacy and impact on surface water flooding and drainage.

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18, TR9, RES7

Worthing Core Strategy (WBC 2011): Policy 16

National Planning Policy Framework (HCLG 2018)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Relevant Legislation

The Committee should consider the planning application in accordance with: Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issues in the determination of the application are the effect of the proposal upon the character of the area and impact on residential amenity.

Visual amenity and Heritage Assets

Being located within the Chapel Road Conservation Area, there is a requirement to preserve or enhance the character or appearance of a Conservation area.

The Conservation Area Appraisal identifies the short section between Portland south of Grafton Place as providing strong enclosure which has been eroded by the insensitive forecourt to the south-east corner with Shelley Road. Consequential variations in design are significant features of the area. Within the area, there are important twittens (alleyways) which must be protected. The eastern wall of the eastern twitten (Field Row) is one of Worthing's listed flint work walls and the twitten itself one of the towns most used.

Although the rear of the application property is visible from Portland Road and across the former showroom garage site the proposed extension would be within the courtyard hidden behind the existing building, various outbuildings and walls. It would not be visible from the frontage along the twitten. The extension would have a neutral impact on the conservation area.

The design of the extension itself is partly flat roofed with sloping roof light windows. The property already has a partly flat roof rear projection and the extension would tie in and relate to the retained walls. It would not therefore be out of character and the design and size of the proposed extension would be in scale with the dwelling. It would enclose a very small area of approx. 3.3sqm of external courtyard by providing a garden room capable of year round use.

Residential Amenity

The most affected property is No 13 which lies attached to the north. The properties share a party wall on the northern boundary and the linked outhouse at the rear. The applicants and their agents have confirmed that all work would be within the application site and there would be no encroachment. The new wall to the extension would sit inside the boundary and rise to a maximum height of 2.7m, 2.24m at the bottom of the roof light windows.

The extension would be south of No 13. There is currently an approx. 1.2m high wall with fence above for approx. 1.2m before the joint outhouse at the rear. The existing rear projection of No 12 is approx. 2m from the boundary. No 13 would therefore be impacted by a small position of walling closer to the boundary built up above and behind the existing walling and fencing. Although there would be greater enclosure for No 13 by the proposed extension, due the outhouse the main amenity area for this property is towards its northern boundary where there is greater depth of outside amenity and light and prospect for the rear windows of the property. In view of the existing buildings, the current height of the boundary wall and fencing and the relationship between the two properties on balance, it is not considered that the proposed extension would cause detrimental loss of light and prospect to No 13 so as to refuse the application.

The occupants of No 13 have also raised concerns in relation to:

Loss of the party wall jointly owned by 12 and 13 Field Row

Loss of privacy

Impact on surface water flooding and drainage

In relation to the party wall, the applicant and her agent have confirmed that all work would be within the application site and would not involve the loss of the party walls

The only potential loss of privacy would be high level roof light windows and potential for very limited inter-looking between the properties. A condition to obscure glaze the windows would therefore be appropriate.

With regards to surface water flooding and drainage, this has been assessed by the Council's Technical Services section and Southern Water. Both have confirmed that they have no objections to the proposal which would retain the existing down pipe and provide guttering within the application site.

Recommendation

APPROVE

Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching materials
4. Obscure glazed roof light windows

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Full contamination informative.

**Local Government Act 1972
Background Papers:**

As referred to in individual application reports

Contact Officers:

Jo Morin
Principal Planning Officer (Development Management)
Portland House
01903-221350
jo.morin@adur-worthing.gov.uk

Stephen Cantwell
Principal Planning Officer (Development Management)
Portland House
01903 221274
stephen.cantwell@adur-worthing.gov.uk

Jackie Fox
Senior Planning Officer
Portland House
01903 221312
jackie.fox@adur-worthing.gov.uk

Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

- 9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

- 10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.