

Worthing Borough Council
Planning Committee Members

24 June 2019
Ref: RH/Let/P1068iii

Dear Members,

**RE: Land South Of 6 Grand Avenue, West Parade, Worthing - Reference
AWDM/0879/18**

We are writing to you with our concerns with regards to planning application **AWDM/0879/18** for the '*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)*' at Land South of 6 Grand Avenue in Worthing.

Members will be aware that this is agenda item 2 at Planning Committee which is due to take place on 26th June 2019 with a recommendation of '*delegate for approval subject to the submission of satisfactory amended plans*'.

We have reviewed your officer's committee report and we are raising concerns with the requested additional amendments which relate to the balcony screens adjacent to Regis Court and the seventh floor windows to the Penthouse.

As you may be aware, the application was validated by the Council on 26th June 2018. Since this time, we have made various changes to the windows and balconies, and have even amended the internal layouts of the building to try and overcome the concerns raised. Our reasons for why further amendments should not be sought are set out below.

Balcony Screens – Residential Amenity

Firstly, it is important to stress the relationship between the existing buildings along this part of the seafront. As demonstrated in Figure 1, the buildings are situated within very close proximity to each other which means that an element of inter-looking and overlooking exists between balconies in this location.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office: Amelia House
Crescent Road, Worthing BN11 1QR

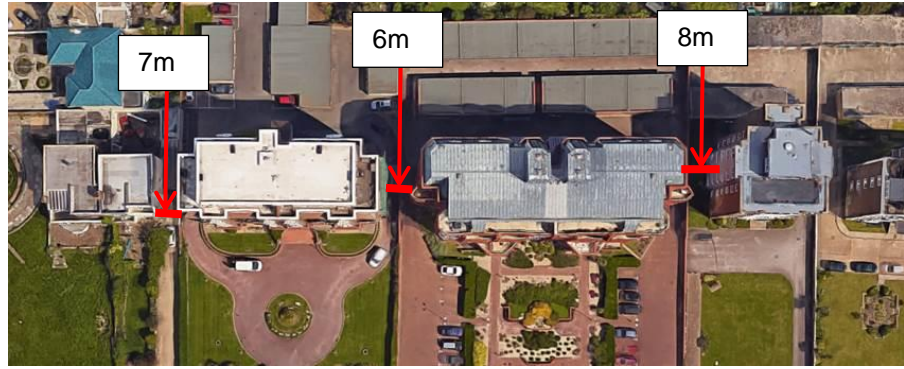


Figure 1 - Existing Buildings Relationships

In this case, the proposed balconies are considered to be entirely acceptable without screening as they would have a very similar relationship with the existing balconies on Regis Court and other flatted developments with balconies within the immediate vicinity. For example, the separation distance between Regis Court and Capella House is 6m (see Figures 2 and 3) which is 3m less than the distance between the application site and Regis Court. Figure 2 further demonstrates that the close proximity of balconies is a standard relationship between buildings along the seafront.

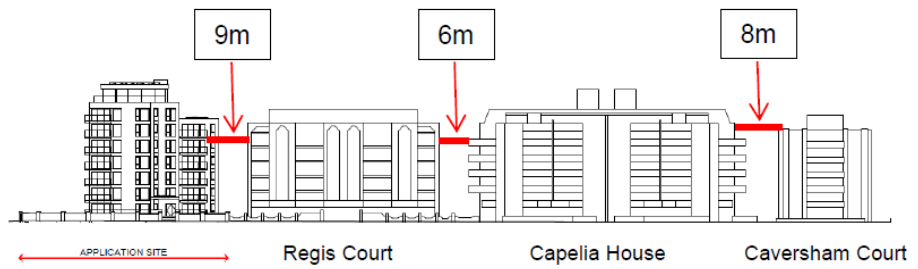


Figure 2 - Separation Distances in the immediate vicinity

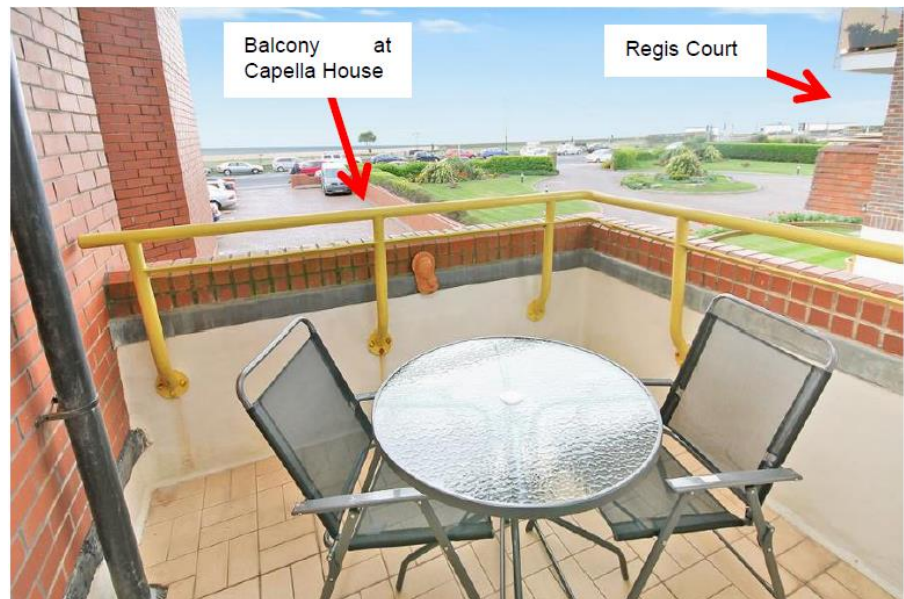


Figure 3 - Close relationship between balcony on Capella House and Regis Court

It is therefore considered that the balcony-to-balcony relationship is entirely appropriate and acceptable in this location which is clearly open to views from pedestrians and vehicles from West Parade. In this regard the existing balconies cannot be considered fully private and the balconies as currently drawn, are completely acceptable.

Balcony Screens – Architectural Quality

Furthermore we consider the requested changes would have a significant and adverse effect on the architectural quality of the scheme. Figure 4 is a visual of the scheme which was permitted under reference AWDM/1713/16 and acts as a reminder to Members of the high quality appearance of the scheme, which, in our view, would be significantly and detrimentally impacted on by obscured balcony screens (an example of which can be seen in Figure 5).



Figure 4 - Permitted scheme under reference AWDM/1713/16

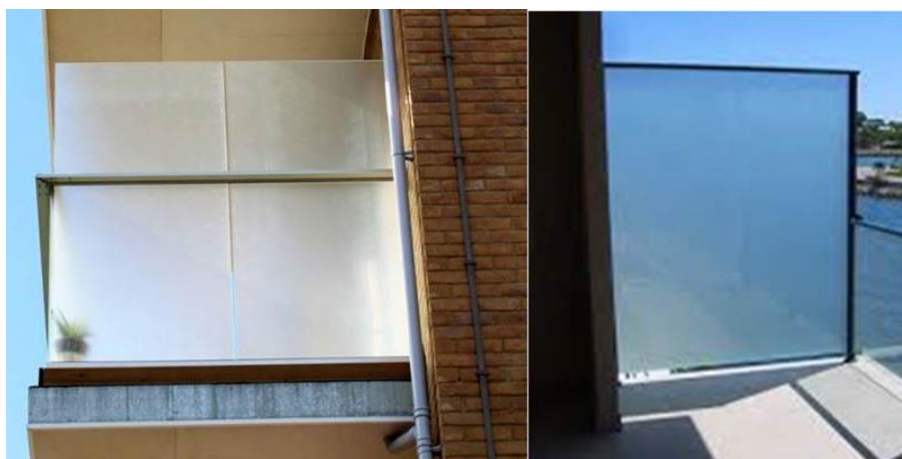


Figure 5 - Examples of Partially Obscured Balconies

Seventh Floor Windows to the Penthouse

The seventh floor windows to the penthouse have undergone various amendments since the submission of the application, including complete rearrangement of the internal layout to try and overcome the concerns raised.

As noted at paragraph 4.8 of the Committee Report, the Officers are suggesting two further windows to become fixed and obscurely glazed (window CW4 and partially window CW3). These windows are situated within the lounge/dining room as demonstrated in Figure 6.

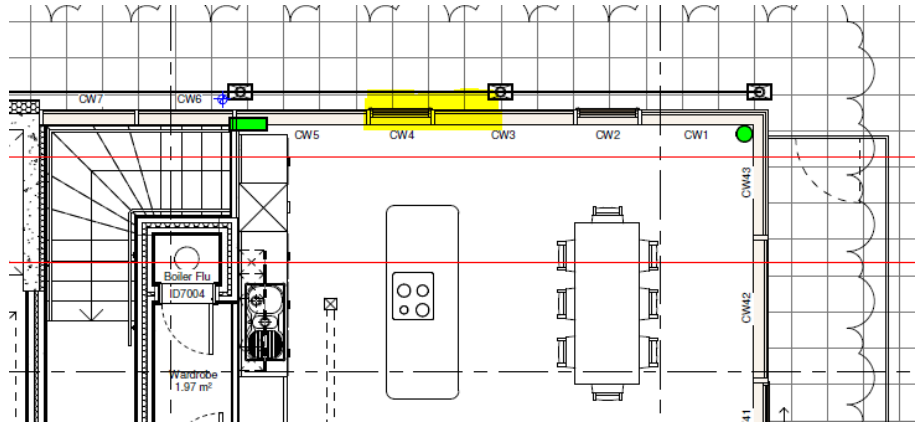


Figure 6 - Floor Plan showing Windows CW4 and CW3

It is important to note that windows CW4 and CW3 are situated a minimum of 14.5m away from the closest balcony on Regis Court (penthouse level) which is considered to be a significant distance when considering neighbouring separation distances, as previously identified in Figure 2.

As acknowledged at paragraph 4.17 of the Committee Report, lines of sight from these windows would be partly blocked by the edges of the approved building (refer to Figure 7) and therefore obscuring windows CW4 and CW3 is completely unnecessary in our view.

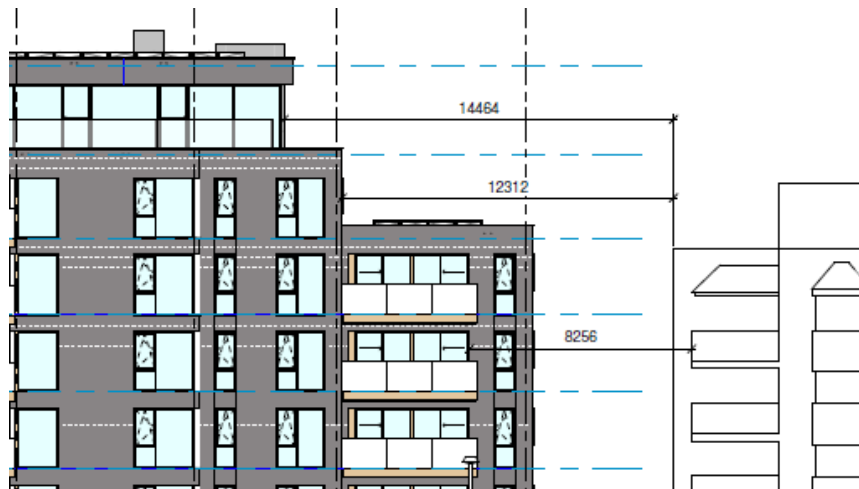


Figure 7 - Permitted scheme under reference AWD/1713/16 showing distance to Regis Court balconies from penthouse level

Summary

In conclusion, we are raising concerns with the requested amendments and would ask Members to kindly approve the drawings as they are currently submitted, without the need for further and unnecessary obscuration of glazing or introduction of highly unattractive balcony screens.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning

A handwritten signature in black ink, appearing to read 'CB', is positioned above the typed name.

Chris Barker MATP MRTPI
Managing Director