



WORTHING BOROUGH
C O U N C I L

15 June 2021

Worthing Planning Committee	
Date:	23 June 2021
Time:	6.30 pm
Venue:	The Council Chamber, Worthing Town Hall

Committee Membership: Councillors Noel Atkins (Chairman), Karen Harman (Vice-Chairman), Dan Coxhill, Edward Crouch, Jim Deen, Martin McCabe, Helen Silman 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 democratic.services@adur-worthing.gov.uk before noon on Tuesday 22 June 2021.

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 as 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. 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

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)

4. Confirmation of Minutes

To approve the minutes of the Planning Committee meetings of the Committee held on Wednesday 26 May 2021, which have been emailed to Members.

5. Items Raised Under Urgency Provisions

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

6. Planning Applications (Pages 1 - 38)

To consider the reports by the Director for the Economy, attached as Item 6.

7. Planning Appeals

None.

Part B - Not for publication - Exempt Information Reports

None.

Recording of this meeting

Please note that this meeting is being live streamed and a recording of the meeting will be available to view on the Council's website. This meeting will be available to view on our website for one year and will be deleted after that period. 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	Richard Burraston Locum Legal Officer

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.

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WORTHING BOROUGH
C O U N C I L

Planning Committee
23 June 2021

Agenda Item 6

Ward: ALL

Key Decision: ~~Yes~~ / No

Report by the Director for Economy

Planning Applications

1

Application Number: AWDM/0072/21 **Recommendation – Delegate to Approve subject to a s106 Agreement**

Site: 22 Clifton Road, Worthing, BN11

Proposal: Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road)

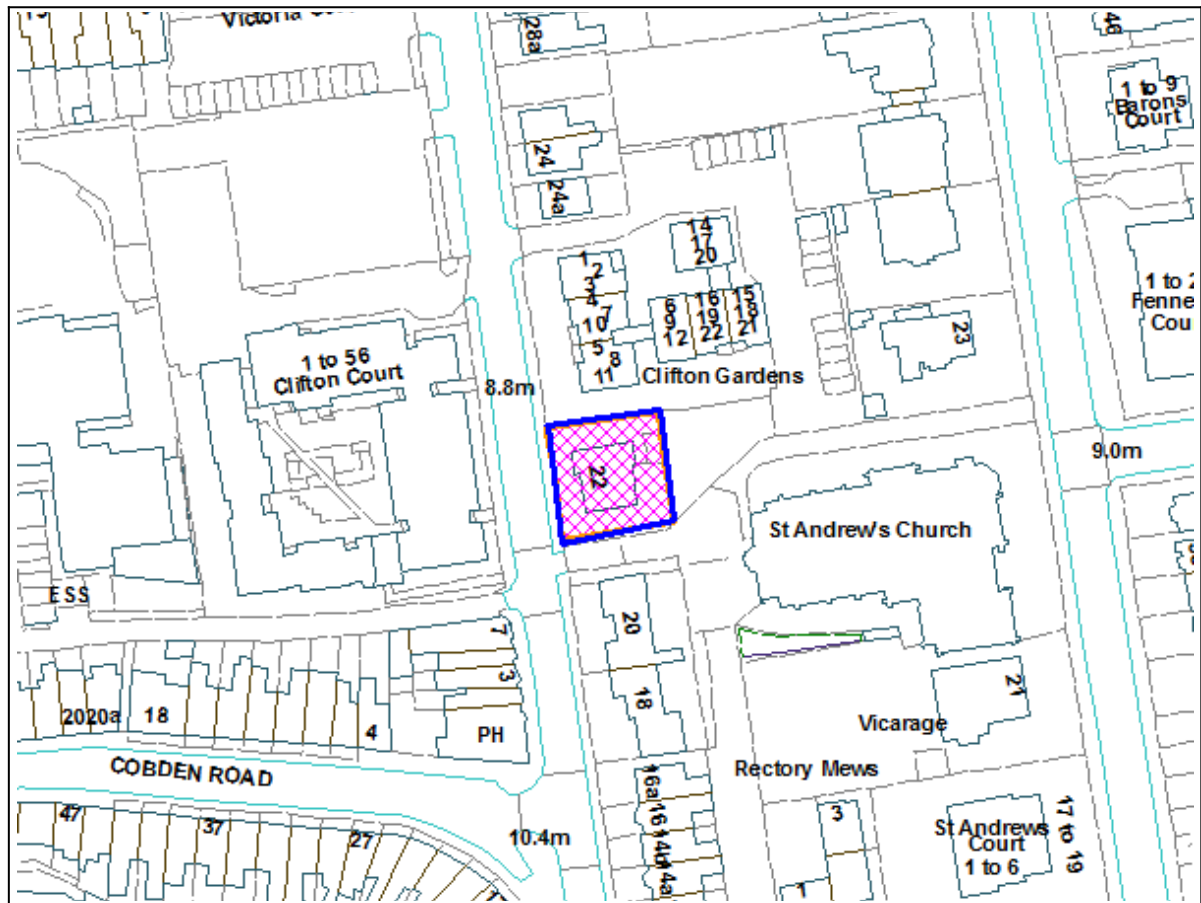
2

Application Number: AWDM/0255/21 **Recommendation – Approve**

Site: Winchelsea, 1-3 Winchelsea Gardens, Worthing

Proposal: Removal of existing external staircases to north and south elevations. Internal alterations to change dwelling mix from one-bedroom house and 3no. three-bedroom flats to two-bedroom house, 3no. one-bedroom flats and 4no. two-bedroom flats. Second floor glass extension to south elevation and 1no. dormer to north, alterations to windows and doors, and alterations to form second floor balcony to east elevation. Construction of 2no. additional car parking spaces and 10no. cycle storage spaces.

Application Number:	AWDM/0072/21	Recommendation - Delegate to approve subject to a s106 Agreement
Site:	22 Clifton Road, Worthing BN11	
Proposal:	Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road)	
Applicant:	Worthing Homes Ltd.	Ward: Central
Agent:	ECE Architecture Limited	
Case Officer:	Mr. Stephen Cantwell	



Not to Scale

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Site and Surroundings

The site is located on the eastern side of Clifton Road within the largely-Victorian suburban residential area between the town centre and Worthing railway station.

It comprises a rectangular corner plot of approximately 0.35ha, which contains a Victorian, red-brick house and tree & hedge lined frontages and small gardens on each side. The site faces onto both Clifton Road to the west and a pedestrian pathway to the south. The pathway provides access between Clifton Road and St Andrews Church and vicarage, which are listed buildings of flint construction to the rear of Clifton Road; these front onto Victoria Road further to the east but are clearly visible for the site. The path also continues eastward into Victoria Road, passing behind the rear boundary of the site and a small triangular garden area which is attached to neighbouring flats to the north of the site.

An unmade road (informally referred to as Mortimer Street) also runs between the rear of other Clifton Road houses and the Church, intersecting with the pedestrian path.

Clifton Road contains a mixture of two-storey terraced, semi-detached and detached two storey houses, largely pre-dating 1939, including the listed Elizabeth's Almshouses 70m to the south. Immediately to the north of the site is a three storey, flat-roofed block of flats at Clifton Gardens, dating from the 1960s, set within lawns and shrub-planting. There are newer pitched-roof flats at Clifton Court, dating from the 1980/90s on the western side of the road, with Heene First School adjoining and the six storey Victoria Court to the north of this. The Richard Cobden public house is 30m to the south west and. Victoria Park is 150m to the west.

The Park Crescent conservation area is located 90m to the south, containing the Georgian Crescent, and its former stables; the latter fronting onto Clifton Road. The Richmond Road conservation area is 100m to the south east, separated from the site by intervening houses. The listed St Andrews Church and vicarage are outside these areas.

Proposal

This application by Worthing Homes, is to demolish the existing house and to construct a three storey block of small flats to be run by Turning Tides, a locally-based charity providing homelessness services under a long-term lease of 40 years.

The block would be 8.9m tall (the first floor parapet being 6.6m with an inset second floor above), and 15m x 15m in width and depth. Margins of space around the building would be 1.2m deep around the rear and northern sides and up to 2.8m at the west and southern frontages. The flat-roofed design in grey and red brick would have a series of articulated facades and insets at the road frontage, and more subtle variations elsewhere. Each floor would provide four or five flats, served by a central stair and communal entrance door to Clifton Road. At ground level a recessed undercroft area is intended for outdoor amenity space with an adjoining secure cycle store. A separate bin store at the Clifton Road frontage would nestle

between trees which are retained at the boundary, alongside retained or replacement shrub planting.

Flats would be occupied as 'low support' move-on accommodation for people who are at the end of their journey out of homelessness towards permanent accommodation. Support for residents would be provided by visiting staff members of Turning Tides and the average tenancy would be two years.

Relevant Planning History

Minor works, including replacement windows in 2004.

Consultations

West Sussex County Council:

Highway officer: No objection

Due to proposed use related to homelessness, the application is viewed differently from highway standards applicable to other flats. It is a sustainable location and the proposal includes cycle parking to be secured by planning condition. No objection, but parking implications would need to be reviewed if the development were occupied other than for homelessness-related flats in future. A construction management plan is also recommended as a planning condition.

Sustainable Drainage - Flood Risk Management Officer - Comments

Comments are largely as the Borough Drainage Engineer below, i.e: the site is in flood zone 1, and not at risk from surface water flooding but area mapping shows high risk of groundwater flooding in the area. Further information required to demonstrate adequate surface water attenuation storage capacity below ground, whilst retaining trees as proposed, along with future drainage management.

Adur & Worthing Councils:

Environmental Health officer - No objection

Recommended conditions for management plan to cover construction work and hours thereof. Also an air quality and emissions impact assessment recommended, with support for sustainable transport provisions; cycles, public transport, car-club/low emission vehicles

Private Sector Housing & Health officer - comments

The majority of the proposed units at 30.4-27.8 sqm are 18-25% smaller than national space standards of 37 sq.m; also fail to meet Worthing's SPD space standard of 32 sq.m for studio flats. A studio layout (especially one that meets the Worthing standards) with more usable space would feel less cramped if internal walls and separation were no longer necessary. The officer also adds that: the Council's Strategic Housing Market Assessment identifies accommodation for single

people as an area of increasing demand. The number of single people presenting homeless continues to increase with about 60% of those in the Council's temporary accommodation being single households. Move-on of single people households from both temporary accommodation and supported housing is slow and highlights the need for more self contained accommodation. This is particularly important for supported housing to ensure that the limited specialist support can be made available to people who need it and also ensure that complex individuals in this scheme who have made progress with their recovery do not regress.

Community Wellbeing Officer - comments

Significant history of working in partnership with Turning Tides (TT). I note that the clientele are those deemed as "low support" and suitable for "move on" accommodation. I am familiar with existing move-on schemes, which are well run by TT with thorough consideration given to both the individuals referred to such schemes and also the group dynamics that might arise. There are very rarely any reports of anti-social behaviour relating to these schemes and I have not found them to adversely impact the surrounding neighbours.

The proposed location suffers from visible on-street-level drug dealing, not specific to Clifton Road but many streets in the vicinity of the railway station, with resulting, sporadic reports of anti-social behaviour but this is not one of the high harm areas in our town centre. However, I feel that the development would benefit from the installation of CCTV and good lighting in order to deter the people connected to drug use and supply from gathering near the scheme. We have a positive and open relationship with TT and from experience believe that any issues arising will be responded to quickly and positively.

Car Parking Management team - No objection

The site is within the controlled parking zone where parking permits are required. Currently (March 2021) there is no one on the waiting list for a first resident permit but 5 are awaiting a second permit.

Tree Officer

Retention and pruning of lime trees and removal of elder and apple trees is acceptable.

Drainage Engineer - Further information requested

Site is in flood zone 1, and not at risk from surface water flooding. Further information required to demonstrate adequate surface water attenuation storage capacity below ground, whilst retaining trees as proposed.

Other Consultees:

Southern Water: - No objection

Recommend condition for details of foul and surface water drainage

Sussex Police - comments

No Major concerns but in light of above average crime rate in Worthing compared against Sussex, use of Secure By Design windows and doors is recommended and a secure video entry system, with CCTV and good lighting, including bike shed area, which should be secure. Uplift pruning of tree canopies and careful shrub planting to provide good visibility.

Representations

Neighbour Representations – 15 letters of objection received from residents (and one landlord of properties) of Clifton Gardens, Cobden Road, Colindale Road, Acacia Crescent, Offington Avenue, Arlington Avenue raising the following concerns:

- Adverse social impact - similar forms of social housing in Clifton Road and Lyndhurst Road have have negative impact on their surroundings in terms of anti-social behaviour, drugs, violence, noise and disturbance, alcohol and substance abuse, vandalism, and general crime and disorder issues which would be worsened by the cumulative effect with this proposal;
- Inappropriate location on Clifton Road near to Church pathway which suffers from existing illegal activities which could be worsened if the proposed building is not managed appropriately - no mention of 24/7 warden to monitor who enters and exits the building.
- The existing drug issues with the locality (including the presence of drug dealers) and nearby pub premises would not assist future occupiers seeking to recover from previous substance and alcohol abuse.
- The proposal would carry its share of 'difficult' residents who would not harmonise with the local community who include elderly, the retired, young families and school children who use Clifton Road creating issues of social cohesiveness and perception of reduced pupil safety.
- Strength of local opposition must be taken into account which is also evidenced on local social media groups such as the Clifton Road residents Facebook page.
- Lack of information on measures to secure pupil safety at nearby schools - if the proposal is allowed, the council would be failing in its duty to safeguard children
- Loss of privacy and light - the proposal would overlook and block light to neighbouring properties. A daylight/sunlight assessment should be carried out in support of the proposal.
- Trees - proposal would have an adverse impact on trees within the site. Insufficient information to demonstrate retained trees would not be harmed in the long term e.g. from groundworks and services affecting root protection areas. The loss of trees which would also increase the loss of privacy.
- Recognise proposal would help homelessness however the proposal would destroy a period property which sits within the precinct of St Andrew and the Apostle Church, a grade II listed structure - the loss of which would detract from the visual merits and heritage setting of the west entrance to St Andrew and the overall streetscape of Clifton Road which has lost many period properties.
- The existing building should be re-used and extended to create the proposed accommodation rather than demolished - its re-use would be more environmentally sustainable, would retain trees around the site, would preserve

neighbouring residential amenity and would retain some local history as it was originally the headmasters house of St Andrews school.

- Proposal would harm the setting of the 3 surrounding conservation areas through the removal of a beautiful victorian building that currently harmonises with its surroundings.
- Highways impact - lack of off-road car parking and increased traffic generation harming the local highways infrastructure
- Overdevelopment of the site - proposal would occupy 68% of the site where the existing occupies just 25% with insufficient space around the boundaries and separation distances from neighbouring buildings.
- Poor quality living environment proposed with the flats falling below national and local spatial standards for internal space, and lack of external amenity space.
- Inappropriate design and form with excessive scale/bulk and would be a heavy and uncharming addition to the area - proposal is ugly, too modern and overbearing and would not harmonise with the character of the surrounding built form.
- The constraints of the site would mean it would be difficult to implement a construction management plan that would mitigate the disruption caused by the associated building works.
- Increased noise and disturbance - associated with the comings and goings of future occupiers within a building located very close to the pavement edge of Clifton Road.
- Concern that application was submitted during lockdown with lack of information

Other comments

- Has sufficient consultation been undertaken with nearby schools and parents of children who attend the school?
- More appropriate alternative locations, which do not suffer from existing social problems identified above, should be considered
- The applicant has not been responsive to requests for further information from local residents raising concerns about the proposal and there is a lack of confidence in the organisation due to identified problems with the operation of a similar premises on Lyndhurst Road.
- Inaccuracies within the supporting information such as inaccurately describing the location of Victoria Park in relation to the proposal, incorrectly quoting separation distances from 22/22a Clifton Rand and Clifton Garden flats (5,8 and 11)

Relevant Planning Policies and Guidance

Worthing Core Strategy (2011) policies:

7 Meeting Housing Need

8 Getting the Right Mix of Homes

9 Existing Housing Stock

10 Affordable Housing

12 New Infrastructure

13 The Natural Environment and Landscape Character

15 Flood Risk and Sustainable Water Management Policy

16 Built Environment and Design

17 Sustainable Construction

18 Sustainable Energy Policy

19 Sustainable Travel

Worthing Local Plan, Saved Policies (WBC 2003): H18 Residential Amenity; REV7 Control of Pollution and TR9 Parking Provision

Supplementary Planning Document 'Space Standards' (WBC 2012)

National Planning Policy Framework (NPPF 2019) and National Planning Policy Guidance (NPPG).

Relevant Legislation

The Committee should consider the planning application in accordance with:

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 70 of the Town and Country Planning Act 1990 (as amended) provides that 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 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of listed buildings and Conservation Areas.

Section 17 of the Crime and Disorder Act 1998 also states that all relevant authorities, including local Councils have a duty to consider the impact of all their functions and decisions on crime and disorder in their local area.

Planning Assessment

Principle of Development - Policy and Need

The Council's Strategic Housing Market Assessment Needs Assessment of 2020 (SHMA), estimates that there are 108 homeless households in the Borough within a wider figure of 490 concealed households, who are either homeless or occupying unsuitable housing. It highlights the statutory duty of the Council to meet the needs of homeless people and observes that this is the particular area of the most acute need in the prioritisation of provision for affordable homes (SHMA, 2020 para 10.11).

The applicant refers to the September 2020 West Sussex Single Homelessness Audit, which found that 258 single people were in supported or temporary housing in Worthing and Adur. They observe that the number of rough sleepers reached 34 persons in 2017. This has reduced to 13 persons in 2019 mainly due to the

provision of new short stay accommodation by Turning Tides at Lyndhurst Road. Among the 258 people in temporary accommodation in the 2020 Audit, 153 of these are ready for move-on accommodation, which provides self-contained flats such as those proposed, with 'low support' from Turning Tides Staff.

National Planning Policy (NPPF, 2019) describes Affordable Housing as that which provides for those whose needs are not met by the market. Delivery may be by a Registered Provider and rents should be at least 20% below local market values. The provision should remain available to future eligible households (or recycled for other such provision, although this is not applicable in the current application). The Council's Core Strategy policies 8 and 10 respectively, aim to meet the needs of all households, including higher densities in and around the town centre. Development of more than 10 homes should provide a proportion (usually 20- 30 percent), which are affordable.

The current proposal is by Worthing Homes, which is a Registered Provider and due to purchase the site from the Diocesan office. The intended provision would be run through a 40 year lease arrangement by Turning Tides, which is a charity serving those in homelessness need at well-below market values. Accordingly the proposal would conform to the affordable housing definition and the provision of 100 percent of the proposed flats in this manner, would surpass the requirements of policy 10. The provision can be secured through a legal agreement.

Subject to this security, there is firm support for the principle of development to meet well-evidenced homelessness needs. The remainder of this report sets out the other considerations to be weighed alongside this principle.

Sustainability

In response to the requirements of policies 17 & 18, which seek sustainable construction and at least 10 percent of renewable energy provision, the application proposes the following:

- a fabric-first enhancement of building efficiency and insulation standards in order to exceed current building regulations in terms of energy usage and sound insulation,
- good natural daylight and dual aspects as far as possible with natural ventilation,
- energy efficient heating and appliances with low nitrogen (NOx) emissions,
- water efficient fixtures,
- Validation of these elements via a SAP assessment.

Policy 17 touches on the question of works to improve the heat and water efficiency of existing buildings, although not directly whether there is scope to convert rather than demolish and replace it. However, on this point the applicant makes the following points:

- There is extensive structural movement through ground and first floor walls/roof which would need costly repairs to underpin and repair.
- There is insufficient accommodation within the current structure for the intended purpose – i.e. it could provide no more than 3 (maybe 4) self-contained bedsits

for homelessness move-on supported use. The cost of creating new kitchenettes and shower rooms for each would be expensive.

- The building is currently considered un-mortgageable. It is converted into 2 flats with a small garden and no off-road parking, which do not favour conversion back to a single dwelling, the associated costs would not make financial sense

Although detailed surveys and costings are not given (and are not a policy requirement), on the basis of the above comments it appears that there is little prospect that the building could be retained and adapted to meet the homelessness needs which the applicant is seeking to address.

In terms of transport, the location is close to public transport, central facilities and open space, storage for recycling bins is also proposed. Secure cycle storage is included and given the homelessness focus of the accommodation, there is a very low probability of private car use by future occupiers, hence no parking is proposed; hence no air quality assessment is considered necessary in this case. Staff or visitors would have access to nearby public transport.

Although biodiversity opportunities are slight, the limited margins of remaining space around the building would continue to provide boundary trees, and a landscaping scheme can be required to make the best use of planting spaces.

Subject to conditions to ensure these provisions and to verify the energy / emissions value achieved, the proposal is considered responsive to policies and the Council's declared climate change emergency.

Scale, Character and Appearance

The images below show some elevations of the proposed building and how it would appear in the street-scene of Clifton Road.



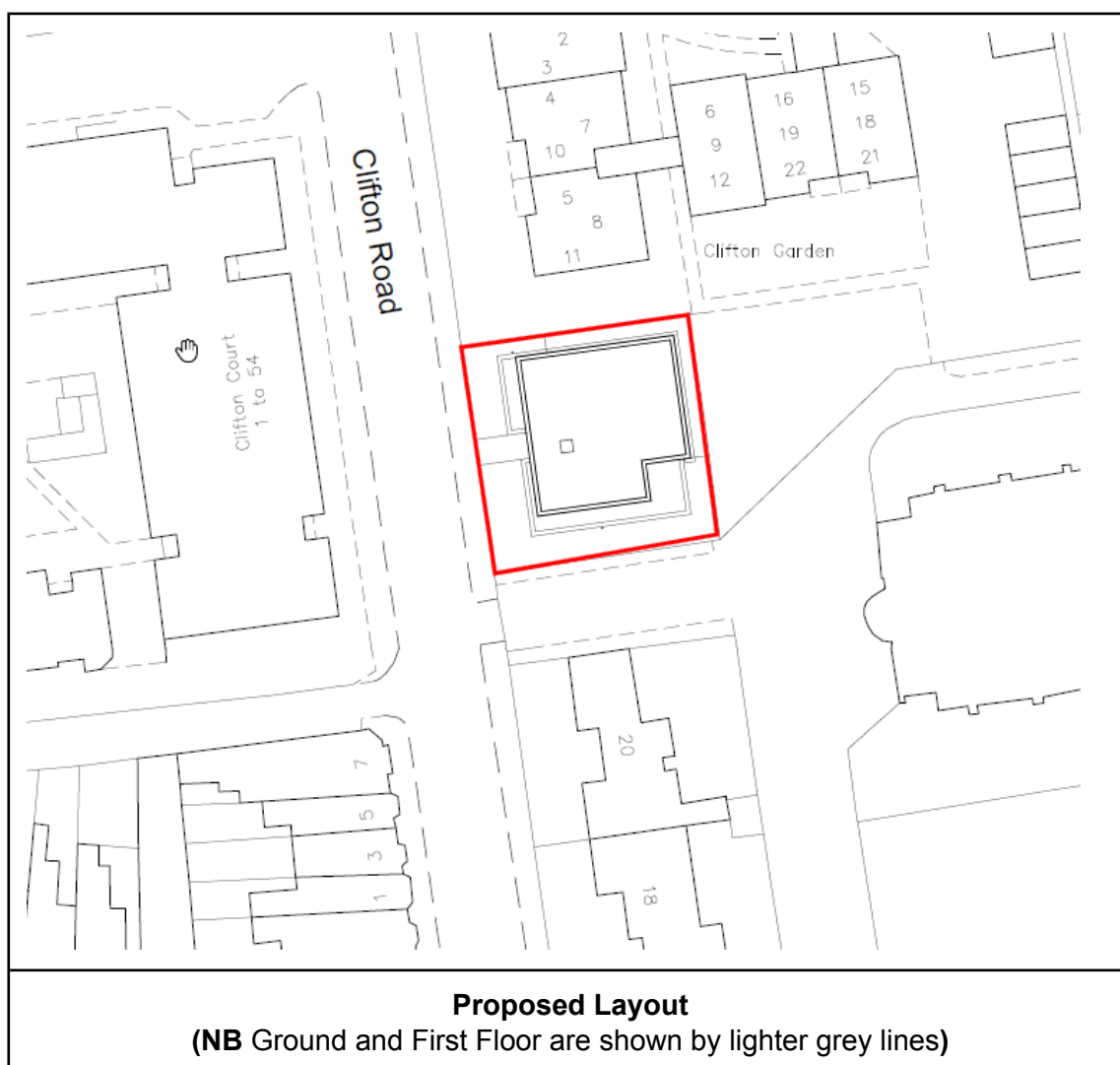
The proposed three storey building would be approximately 8.9m tall, which is similar to the neighbouring three storey flats (9m tall) at Clifton Gardens immediately to the north; both the existing and proposed flats are flat-roofed. To the south, beyond the intervening pathway, the two storey, pitched-roof houses are approximately 5m high at the eaves with pitched roofs, by comparison (see image below) the proposal would be slightly taller.



On the western side of the street opposite the site, a visual estimation suggests that the ridge of the existing pitched-roof flats at Clifton Court is similar in height to the proposed building, although the prevailing eaves line at Clifton Court is around 2

metres lower. In broad terms the height of the proposed building is reasonably within the range of those surrounding it.

In terms of its position (image below), the proposal would be approximately 1m closer to the street than the existing building on the site, with a set-back distance of between 2.6m – 3.5m. This is similar to some other relationships in the street, (for instance 2.7m set-back at no.24) and is greater than the set-back of some of the terraced housing, and Clifton Court flats, which immediately adjoin the pavement. It would lie 3.8m forward of the neighbouring Clifton Gardens flats to the north, which is an increase of 1m, and would serve to accentuate the stepped building line between the two sites. Overall, the proposed position is generally consistent with the mixed building lines in the street.



The building would be approximately 4m wider and deeper than the existing and therefore would retain considerably smaller margins of space, around its sides and rear; typically 1m – 2m. It would also reduce the intervening distance to the neighbouring Clifton Gardens flats from approximately 8.8m to 5.6m. To the south it would be 2m closer to the side of the house at no. 20 Clifton Road, giving a distance of 10m. Overall the site coverage would be 65% by comparison with the existing 36%.

In terms of shape and design, the building is in essence cubic at ground and first floor, albeit with slight projections and recesses of 0.7m in its front and rear facades. The second floor is more heavily articulated by a series of set-ins from the first floor. These range from subtle ones (of 0.25m) at its northern and rear walls, to more pronounced ones of 0.7m & 1.5m at its front and southern sides. A much greater recess of 3m – 4.5m is proposed at its rear corner nearest to the Church. These in-sets help to provide some sense of variety, which echoes the varied facades of the Clifton Garden flats and somewhat, the tapering pitched roofs of other houses.

The use of a contrasted brickwork; grey up to first floor with red at second floor, and in recesses following down the building, reinforces the distinction between the lesser mass of the top floor and the lower floors. Red brick above grey is also reminiscent of red tile above masonry, which is seen in the nearby semi-detached houses. Importantly, it also repeats the combination of colours, found in the flint, bricks and tiles at the listed Church, forming part of the backdrop against which the building would be seen.

Other detailing includes banded soldier brickwork courses above windows and at the parapet; varied rectangular window heights, the smallest being at the top floor to assist in vertical tapering; balcony rails at first floor to provide a horizontal line and window recesses to reflect earlier buildings. These serve to reinforce variety, add interest and a balance between horizontal and vertical lines.

The resulting design is considered to be a successful composition and there is a sense of vertical grading and tapering. Crucially much would depend upon the choice of good quality materials, in particular the brickwork and windows. The example of a recent development by the applicant at a site adjoining St Andrews Church, Tarring has used a distinctive mottled-grey brick to echo flint-work, which could be repeated here, alongside a carefully chosen characterful red brick.

Window frames and doors would also require very careful selection to ensure the slenderness indicated in the drawings. The execution of brickwork banding, which appears to slightly project, would require care along with the use of good quality rainwater pipes/gutters, railings and boundaries. A combination of planning conditions to require approval of materials and detailed construction drawings and profiles, including windows and other elements (1:20 scale), would be vital.



Montage Images from West (above) and North (below) in Clifton Gardens

Whilst the building design is considered successful, consideration must be given to the success with which it would integrate with the character of its surroundings. In this respect both the height and position are based on existing buildings in Clifton Road. The height and shape is similar to the neighbouring Clifton Gardens flats, although it would be set much further forward than these, with a more direct prominence in the streetscene.

From the north there is some concern that it may appear to some extent cramped, due to the visibility of the three storey vertical wall well forward of Clifton Gardens and the narrow 1m gap at the boundary. In mitigation, the set-backs of the top floor from the front and northern walls, the corner windows, rails, and brick-band courses provide helpful visual interest. The spaciousness of the neighbouring gardens at Clifton Garden also provide a borrowed, planted setting.

From the south the site is in essence a prominent corner plot, fronting onto both Clifton Road and the adjoining public pathway to the Church and Victoria Road. From this vantage the introduction of the flat-roofed building would effect a more pronounced change among the prevailing pitched roof forms, than the area to the north. From here the limited 2m gap between the building and the southern boundary would also make the three storey form particularly visible. As with the northern elevation, the use of set-backs, windows and varied brickwork gives helpful visual interest, alongside a degree of new boundary planting.

Further eastward along the path, the relationship between the proposed building and the unmade road and the setting of the Church would also be changed by the proposal. This is discussed in greater detail in the Heritage section below. From this vantage the deep inset of the rear corner at the proposed top floor would be visible, and in massing terms this helps to soften the prominent elevation, although it would be helpful if other visual interest could be added to the areas of blank façade on the top floor here.

The choice of materials here would be especially important, to harmonise with those of the Church. The prominence of the building is partly mitigated by the 'borrowed space' from the adjoining area of garden immediately to the east, which would help offset the otherwise tight relationship between the proposed building and its eastern boundary 1m away.

In terms of vegetation and outdoor space, the proposal would retain the pollarded lime trees at the Clifton Road frontage, and either retain or replant hedging at the southern frontage, albeit a conclusive outcome of the drainage plan, (including surface water storage) is required to ensure that roots can be adequately retained and protected.

Overall, outdoor and planting space is very limited and careful future maintenance of these will be required for which a planning condition would be needed. This should include bin and cycle stores, means of enclosure, any security lighting and discreet CCTV, following the recommendations of the Police and Community Well-being officers.

Heritage

Given the setting of the listed St Andrews Church immediately to the east of the site and the history of the building on the site itself, it is important under National Policy (NPPF paras 193-202) and planning and conservation legislation, to consider the significance of the existing buildings and the impact of the proposal, the extent of

any harm, whether substantial or not) and to balance this alongside the benefits of the proposal.

By reference to historical mapping and documents it appears that the existing building was constructed between 1898 and 1912, replacing earlier C19th cottages, in connection with St Andrew's Higher Grade School which was built and opened a few years earlier. In line with contemporary Victorian tradition, following the consecration of St Andrew the Apostle Church in 1888, the congregation had begun the process of providing education for the children of the parish and was able to purchase the school site and (it is assumed) the current application site in 1893 through parishioner donations; notably from Lady Loder of Beach House.

The site of the school (demolished in 1970) is now occupied by the flats at Clifton Gardens but a gateway that still exists in the northern wall, which suggests its associated previous use and evidence of the historical and physical connection between the family of buildings comprising the listed Church, the house and the demolished school.

In architectural terms the current Edwardian building appears to have been designed to complement the school building with a nod towards the Arts and Crafts movement. The asymmetrical form, the steep tiled roof with exposed rafter feet and chamfered chimney stacks, and its simple shallow bay windows facing the main approach to the church. Although the school was replaced by 3 storey flats, the building still sits comfortably and quietly in the setting of the Listed Church. It has significance as a reminder of the relationship between the listed Church and the demolished school and it is considered to have some heritage value, although non-designated.

The proposed building borrows some elements from local traditions. The window shapes and proportions are evocative of pre-1939 buildings in the area, the larger ones echo the scale and height of the main Church windows rather than the wider picture-windows of post-war flats such as at Clifton Gardens. Subtle brickwork detailing may be seen as a simplified version of brick banding found in the existing building.

The overall shape and the proposed flat roof is strikingly different to the listed Church to which it provides an important setting from several vantages. It is larger and more prominent, which will sit less quietly alongside it. However, the considered use of mottled grey brick and a characterful contrasting red brick reflects the palette of flint, brick and red tile of the Church and vicarage, thus continuing some sense of family relationship.

Demolition of the existing building would remove the historic continuity between the site and Church buildings. Some account can be taken of the fact that they are physically separate and are quite different in architectural design and scale. The building is perhaps closer in appearance to the Elizabeth Almshouses to the south. Although the plot shape would remain unchanged, loss of the building would cause

some harm to the heritage of the area. Overall it is considered that the degree of harm is, in heritage terms, less than substantial.

Set alongside these heritage considerations, is the public benefit of providing for the particular and prioritised housing need on which the application is based and which could not be achieved through re-use of the existing building. Mindful of the balanced consideration of heritage impact and benefits required under the NPPF, the balance is considered to fall towards the proposal purely in heritage terms. This is subject to careful control of detailed execution through planning conditions, including provision to ensure, as far as possible, that the development would proceed after demolition of the existing building.

Residential amenity

Existing Residents

By comparison with the existing pitched roof building, the proposal, whilst not significantly taller, is a larger and more cubic mass. This would be more prominent in views from neighbours to the north south and east, by contrast with the shallower gable ends and tapering rooflines of the existing building.

In terms of outlook, probably the most-affected are flats at the side of Clifton Gardens to the north of the site. In distance these range from approximately 6m at the closest wall-to-wall position and increase to approximately 10m or more, at a diagonal measurement from the rear corner of the proposed building. On the closest part of the Clifton Gardens flats is a series of high-cill windows which would be likely by and experience some reduced light from the proposal. However there are other larger windows on the other faces of these existing flats.

Windows to other Clifton Gardens flats with a diagonal relationship to the proposal, would experience a lesser impact due to distance and their angled position. Overall, the varied building line between the proposed building and Clifton Gardens assists in accommodating it without an unreasonable degree of impact on the outlook and light of these neighbours. In terms of privacy, the small number of windows on the proposed northern elevation (see image above), several of which are small in width, is not considered to be excessive in terms of neighbouring privacy.

To the south, the visual impact towards nos 18 & 20 Clifton Gardens is somewhat less due to the distance of at least 12m and the intervening public footpath. Side facing windows are few and almost all are carefully positioned to avoid facing the neighbouring rear garden, with the exception of a first floor bedroom window, which has a line of sight, albeit slightly angled. Discussion with the applicant is in progress to explore whether an alternative can be found. Bathroom windows on each side of the building would use obscure glass.

On the west side of Clifton Road, the separation distances of at least 16m, and the intervening well-used street are sufficient to avoid significant impacts on outlook, light and privacy.

In responses to this application, are several concerns from neighbours about the way in which the site would be occupied and managed. References are made to

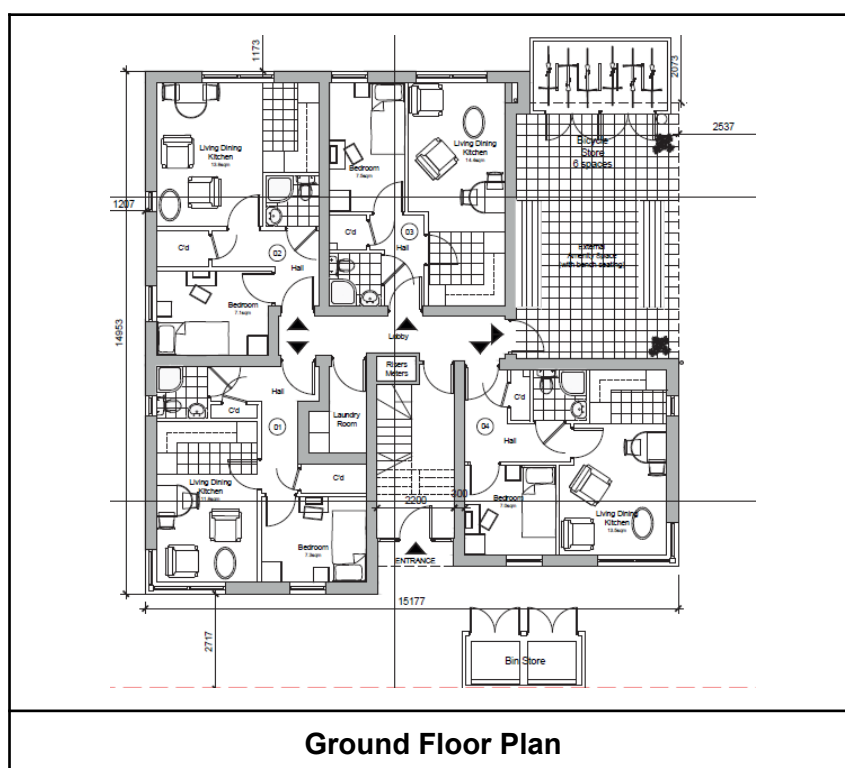
noise, disturbance, risk and fear of crime and behaviour. These are considered in the Operation and Management section further below.

Future Residents

The ground floor plan below shows the size and internal layout of proposed flats and the inclusion of the undercroft amenity space. Flats throughout the three floors are typically between 30sqm - 37sqm and one is 27sqm.

Flat sizes are largely below the 37sqm threshold of National Space Standards and 32sqm in the Council's Space Standards SPD. The Housing and Health officer comments that larger sizes would have the desirable advantage of feeling more spacious. However, the officer's comments recognise that the proposal is for a particular and supported need and not for general housing; a factor which can be taken into consideration.

Whilst the applicant has been unable to provide increased unit sizes, discussions between officers and the applicant team have produced open plan living areas lit by large windows, several with dual aspect. This provides a sense of spaciousness. In addition to this sound insulation, including between walls and floors, can be secured through the use of a planning condition.



Outdoor space is very limited in size and functional, providing a small undercroft seating area and cycle store. This is more akin to a town centre location rather than a suburban one but it is hoped that this allows for some immediate outdoor use. The proximity to Victoria Park 150m to the west is considered reasonably close by.

Operation and Management

The proposal is described as 'low support' move-on accommodation for people who are at the end of their journey out of homelessness towards permanent accommodation. It would provide individual homes for those who have been supported by the Turning Tides organisation for a period of months or years usually at other higher support premises. The length of individual residency at the proposed building would average two years, before residents move onto other, permanent, fully-independent accommodation.

The process and criteria for eligibility includes internal referral by one of Turning Tides residential services to the Move-on team, of people who they consider suitable for lower support accommodation, and who typically fulfill the following criteria:

- i. Aged over 18,
- ii. Single with no dependent children living with them
- iii. Must have a local connection to Worthing or Adur
- iv. Support needs are low to ensure they are appropriate for a low support service
- v. Must not be a risk to children
- vi. Must be eligible for housing benefit or have the means to pay for the accommodation

Each resident is required to sign a license agreement, including rules and expectations to be adhered to. They are provided with a support plan based upon their assessed individual needs, goals and aspirations. Whilst the licence process is directed towards positive outcomes, it also contains provision for warnings to be given in the event of rule breaches depending upon severity or impact on others, or for notice to quit.

A full time support worker, based in Turning Tide's local office would visit the premises each week day, so that individual support and housing management check-ins can take place within each resident's flat at least once but normally twice a week. In-house cleaning and maintenance staff would also provide on-going maintenance, with cleaning of common ways at least once a week. An on-call service would provide direct 24-hour contact to staff for residents; the applicant observes that this is seldom used and then mainly for matters such as heating or hot water break-downs rather than individual needs or issues. Turning Tides are also contactable by the local community, and state that they encourage communication and a positive working relationship with local residents and neighbours.

The applicant observes that management issues in move-on accommodation are rare and that outcomes are successful, it cites the most recent six month period in

2020, during which 24 residents were successfully moved-on from such housing with no unplanned moves or evictions.

The Community Wellbeing officer's comments describe existing low-support, move-on accommodation run by Turning Tides in positive terms, with thorough consideration to the individuals to which tenancies are offered and with very rarely any reports of anti-social behaviour or adverse impact on surrounding neighbours. Aside from the officer's recommendations and those of the Police advisor for certain physical safeguards (carefully designed external lighting to balance security and amenity considerations; a secure entry system and discreet CCTV), it also is relevant to consider what managerial mechanisms might also be put in place. These would assist with concerns expressed by existing residents concerning risk or fear of crime, adverse behaviour, noise, fumes or visual appearance of the site.

A site management plan could be required which would include:

- eligibility criteria for tenancies (as described above)
- enforcement of tenancy rules by site operator
- arrangements to ensure regular staff visits and contact
- licence agreements to require standards and expectations
 - such as avoidance of noise, odour nuisance or unlawful activity
- maintenance of building fabric and clean, tidy outdoor areas
- maintenance of site security
- provision and updating of public transport information

The management plan could form part of a wider legal agreement with the Council which would limit the use and occupation of the building to the provision of homelessness accommodation by Turning Tides (or a similar charitable organisation if approved by the Council). This would ensure that the accommodation would not pass into use for general housing, which would be unsatisfactory in terms of space standards, and would increase the likelihood of parking demand.

Although it is not the applicant's intention, they have suggested (in response to officer concerns for the long term future of the building), that if it were no longer required for this accommodation, it could be internally replanned to provide seven flats rather than thirteen. Whilst this is an unlikely outcome and is not expected during the 40 year lease period, it could be specified in a legal agreement, together with the requirement for a travel plan to assist in the management parking demand.

Accessibility and Highways

The Highway Authority has raised no objection to the proposal on the basis of the specific proposed tenure. The legal agreement above would manage this. It would include an obligation to maintain information regarding public transport for the Turning Tides residents, such as by a noticeboard and/or information pack.

The provision of secure cycle parking in the undercroft area can be required by planning condition.

Drainage

As a small major development (more than ten dwellings), national planning policy requires consideration of sustainable drainage where appropriate. Although the site is constrained, the applicant proposes underground storage to attenuate surface water run-off, this may achieve a modest net improvement. Further details are awaited for confirmation and consideration alongside the maintenance of trees and their roots. In the event that a compromise is necessary in terms of size and capacity, it is recommended that weight is placed on the retention of trees under officer delegated authority.

Summary

In summary, the proposed redevelopment would allow for an effective and sustainable use of the site to meet a particular and well evidenced priority need. Whilst this would necessitate a larger and more prominent building than the existing and a high proportion of site coverage, the design and materials are referenced by the existing context to provide harmony. In heritage terms the degree of change and some harm, balanced against the meeting of housing needs, is considered to provide an overall public benefit. A high standard of execution would be required by planning conditions, which would include provision to ensure that demolition only takes place once there is a firm commitment to redevelop.

Mindful of the high density form of development here, good ongoing site management is important in minimising impacts and in addressing the concerns expressed by neighbours. A management agreement is recommended as part of a wider legal agreement which would also ensure that the thirteen flats would remain subject of good management, also that they could not be occupied as market housing, which would require a lesser density, greater unit sizes and a provision of a travel plan.

Some points of detail remain to be concluded: detailing of the rear corner/side of the building to increase visual interest and to minimise the angled line of sight towards neighbours south of the site; also evidence that satisfactory surface water drainage can be achieved which balances with the need to retain existing trees at the site frontage.

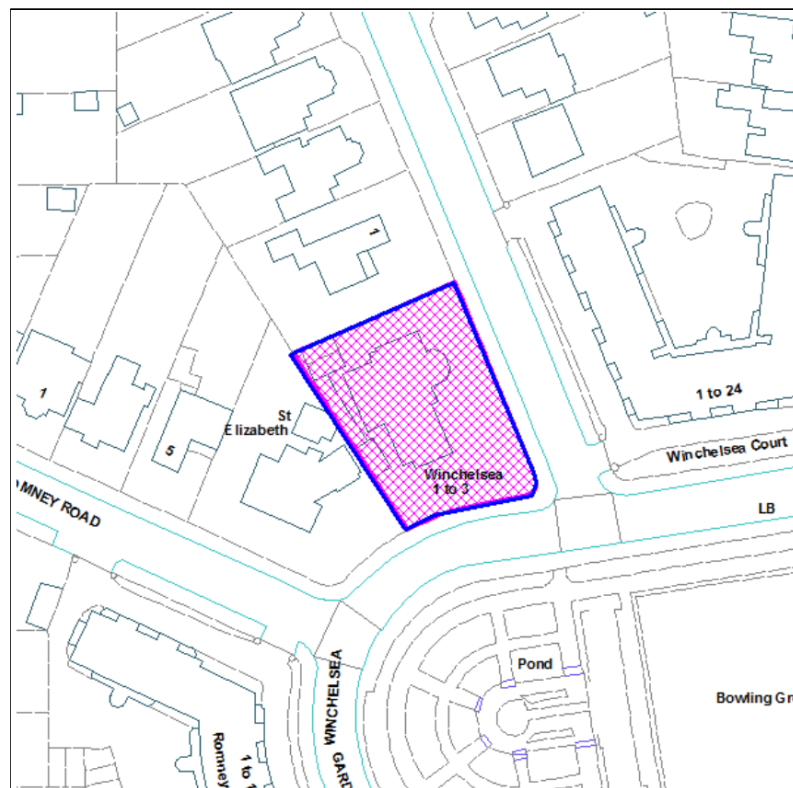
In the overall planning balance of merits and impacts, the scheme is supported, subject to resolution of these points of detail, the completion of a legal agreement as described in the Operation and Management section of this report, and subject to planning conditions set out below.

Recommendation

To delegate authority to the Head of Planning and Development to APPROVE the application subject to completion of a satisfactory section 106 legal agreement as described in the Operations and Management section of this report, and to attach the conditions, formulating detailed wording and adding any further appropriate conditions:-

1. Approved Plans
2. Time limit 3 years
3. Demolition only when provision made for redevelopment
4. External materials and samples to be approved
5. Detailed designs 1:20 scale
6. Details of security: lighting, entry system, CCTV, enclosures
7. Landscaping: details, implementation and management
8. Trees - protection and uplift pruning
9. Drainage: details, implementation, verification and management
10. Sustainable construction: details and verification
11. Sound insulation: details and implementation
12. Provision and maintenance of bin and cycle stores
13. Obscure glazing & limited opening of side facing bathrooms/WCs
14. Permitted Development restrictions: alterations, extension & boundaries
15. Details of air movement equipment (including noise/vibration), if used.
16. Construction Management Plan and working hours: details and implementation
17. Any other appropriate conditions

Application Number:	AWDM/0255/21	Recommendation - Approve
Site:	Winchelsea, 1-3 Winchelsea Gardens, Worthing	
Proposal:	Removal of existing external staircases to north and south elevations. Internal alterations to change dwelling mix from one-bedroom house and 3no. three-bedroom flats to two-bedroom house, 3no. one-bedroom flats and 4no. two-bedroom flats. Second floor glass extension to south elevation and 1no. dormer to north, alterations to windows and doors, and alterations to form second floor balcony to east elevation. Construction of 2no. additional car parking spaces and 10no. cycle storage spaces.	
Applicant:	Bacon, Perth Group Holdings Ltd	Ward:Marine
Agent:	Adam King, ECE Architecture Ltd	
Case Officer:	Rebekah Hincke	



Not to Scale

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This application has been brought to the planning committee at the request of Councillor Edward Crouch.

Proposal, Site and Surroundings

The site is positioned on the north side of Winchelsea Gardens on the corner at its junction with Sandwich Road. The site comprises of two main buildings: a large detached two storey building currently divided into 3 x three-bedroom flats including accommodation within the roof space and a roof terrace above a two storey addition to its south side; and a separate one-bedroom dwelling, described as a mews house, in the north west corner of the site with adjacent storage and garage buildings to its south side running along much of the west site boundary. It is understood that the flats are currently vacant. There are two existing vehicular accesses for the site, one at the north east corner with access onto Sandwich Road and one at the south west corner with access onto Wincheslea Gardens. To its south and east sides, the main building is set within a mature front garden with low brick walls forming the boundary with the surrounding footway. There are street trees close to each access point to the site, but no protected trees.

Surrounding dwellings to the north and west mainly consist of detached two storey inter-war dwellings, with some similarities in their positioning within their plot but with variation in detailed design. To the immediate north is a two storey detached dwelling at No.1 Sandwich Road, set away from the northern boundary with the application site and with its south side windows facing towards the site. To the immediate west, 'St Elizabeth' is a larger detached two storey building occupying a corner position with a frontage onto both Romney Road and Winchelsea Gardens. Its north east side wall is set relatively close to the west site boundary and with a separate garden building to the rear of that adjacent to the boundary.

To the east, on the opposite corner of Sandwich Road, is a purpose built three storey block of flats, known as Winchelsea Court, set within a substantial plot and its form wrapping around its three street frontages, following the building lines of the adjacent streets and with parking to each site set behind low boundary walls and planting to its edges.

On the opposite side of Winchelsea Gardens to the south of the site is the parkland and gardens of Marine Gardens.

The site is not within a Conservation Area.

The application seeks full permission for alterations and extensions to convert the main building into three one-bedroom flats and four two-bedroom flats and with the mews house converted to form a two-bedroom dwelling.

The application has been revised to delete previously proposed second floor extensions on the south and east elevations and with revised plans instead proposing a fully glazed extension to the south side with access to a reduced roof terrace. The extension would measure approximately 4.1 metres in depth from the main south wall by 3.9 metres in width, set in from the inside of the existing parapet wall by between 1m and 1.7 metres to each side and 4.1 metres on its south side. It would have a flat roof that would break through the existing eaves level. On the

east side, the existing pitched roof (set within the parapet) on the east projection would be removed and with new doors providing access to a new balcony on this side with a glazed balustrade surrounding. A new dormer window is also proposed to the north side. Alterations to the fenestration are proposed throughout and with the existing external fire escapes removed, retaining a balcony on the west elevation. The mews house would have replacement windows and with a repositioned access door on its east elevation.

The accommodation would comprise of three two-bedroom flats at ground floor level, two of which gaining access from a central entrance lobby and the southern unit from its own separate front door on the south side. A patio area for each ground floor is proposed with direct access from each flat. At first floor level, three one-bedroom flats are proposed, each gaining access from the central lobby area. A balcony would be formed in place of the removed fire escape for plot 4 on the north side of the building. Each of those flats would have combined kitchen/dining/living room areas and separate bathrooms. At second floor level the accommodation would comprise a two-bedroom flat, one with ensuite bathroom/dressing room and a separate main bathroom. An open plan kitchen/living/dining room is proposed as well as a separate living room within the proposed glazed extension. For the mews house the accommodation would remain largely as existing at ground floor level, with the exception of the repositioned entrance door to allow reconfiguration of the bathroom area and at first floor the existing bedroom accommodation would be subdivided into two bedrooms. The adjacent storage building would be allocated to the mews house and the garage and smaller storage building would be allocated to the second floor unit.

The existing vehicular accesses would be retained and with the access onto Sandwich Road extended to provide three parking spaces, and with a total of six spaces overall. Two originally proposed additional parking spaces and a new access have been deleted from the proposals since submission. Bin storage for refuse and recycling and cycle storage for 8 bicycles would be provided at the north side of the main building.

Relevant Planning History

In 1995 planning permission was granted for the change of use from four self contained flats to short term residential accommodation in connection with the activities of the Arab World Ministries. WB/95/05877/Full refers.

Consultations

West Sussex County Council: The Highway Authority has raised no objection to the revised proposals, which includes a reduction in the number of car parking spaces to 6 allocated spaces and have made the following comments:

'Proposed Mix

1 x 2 bed mews house with 1 car parking space allocated.

3 x 1 bed flats with 1 car parking space allocated to 1 flat, 2 flats no allocated parking.

4 x 2 bed flats with 1 car parking space allocated per flat.

Car Parking Allocation

The number of car parking spaces has been reduced from 7 spaces to 6. Using the WSCC car parking demand calculator which takes into consideration car ownership, and location, the following changes require the development to provide an allocated car parking demand of 10 spaces.

Like the last application this will create a short fall of 4 spaces which WSCC consider acceptable for the area and could be accommodated on-street if residents without an allocated space were to own a car or require parking for visitors.

Highway Improvements

To support the additional car parking the previous application required a new crossover access onto Sandwich Road; however, the new proposals negate the need for this, and the existing crossover can be used. If required any improvements to this crossover must be delivered via a minor works license which should be progressed by the applicant.

It was also thought the telegraph pole would need to be removed but due to the changes this doesn't appear to be required.

Construction Works

Whilst this is a small site in a residential area a full construction management plan would not be necessary. Contractors should park where possible on the highway and avoid parking across driveways and in areas where there are parking restrictions.

Cycle Stores

10 bicycles will be provided on site and these should be covered and secure.

Sustainable location

Opportunities for cycling are close by with the NCR 2 on Marine Parade and the nearest bus stop is located within walking distance on Marine Parade. Worthing Town centre is also within 2km of the site and the area provides a good permeable network of walking routes to access the beach, town centre and local amenities.'

Adur & Worthing Councils:

The **Environmental Health** officer has confirmed no comments

The Council's **Engineer** has made the following comments on flood risk and drainage:

Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding.

Surface water drainage- the application includes only relatively small increases to impermeable area, we therefore have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

The **Private Sector Housing** team have made the following comments:

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

In this case, the bedrooms for Plot 1 can only be accessed through the high risk kitchen/living area and so they are inner rooms (this can be mitigated if bed 2's window is a fire escape window).

The bedroom for Plot 4 can only be accessed through the high risk kitchen/living area and so it is inner rooms.

The bedrooms for the Mews House can only be accessed through the high risk kitchen/living area and so they are inner rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Southern Water:

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link

southernwater.co.uk/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse*
- Infiltration*
- Watercourse*
- Storm sewer*
- Combined Sewer*

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development

shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

The **Worthing Society** has raised concerns in response to the original proposals noting that the existing property is a distinctive landmark corner site making a positive contribution to the area, which they have requested to be included as a local interest building, and is opposite Marine Gardens which itself is included on the Council's 'Register of Parks and Gardens of Historic Interest.', and have also made an application to include this area for designation as a conservation area as an inter-war development, marking an important stage in the evolution of the town's seaside heritage. They comment that the changes to the roof, particularly on the south and east sides, would harm the character and appearance of the property by altering the existing symmetry of the roofline and with issues of overlooking, parking and its adverse effects on amenity. The Society considers the layout of the flats overly ambitious, noting in particular the comments from the Private Sector Housing team. It concludes:

'Whilst we appreciate that Worthing lacks a five year housing plan and there are pressures to provide new housing, Winchelsea is a unique property in a characterful area. A balance needs to be achieved to protect the heritage value of the house and the nearby amenities. We consider this proposal, which includes the Mews House, represents overdevelopment of the available site area and could set an unwelcome precedent. A conversion to a reduced number of flats and not requiring a roof extension would perhaps be a more sensitive way forward.'

Representations

Sixteen representations received in response to the original proposals from the occupiers of nearby residential properties in Winchelsea Gardens and Sandwich Road raising objections and concerns as summarised below:

- Traffic and parking/highway safety - increased parking demand, will add to already congested parking, effect on access for emergency/refuse vehicles, loss of parking/safety issues from new crossover, reduce space for visitors to Marine Gardens/Bowls club/cafe/beach, lack of parking may deter Marine Gardens/cafe visitors
- Overdevelopment - extent of development/number of flats not appropriate for site or area, concern over number of expected occupants and demand for parking
- The area is unsuitable for short term accommodation/holiday lets

- Out of character, second floor extension would be dominant, visual impact of loss of boundary wall, impact of bins
- Noise from additional traffic and more residents, increase in activity/movements, bins, front door to Mews house closer to neighbour increasing noise nuisance
- Cycle storage should be out of sight
- Impact on trees and wildlife, potential loss of tree if parking extended, gardens should remain
- Loss of privacy/overlooking, no new windows to be added to north elevation on boundary, or overlooking to west
- Loss of light and overbearing impact from extension
- Removal of unsightly fire escapes is positive visually, but inadequate means of escape

Three letters of support have been received:

Two representations received from local residents (Wallace Avenue, Willow Court) in support, commenting that the proposals would be an improvement with the removal of external staircases, will provide much needed housing with additional parking and that the resident has had no issues parking in the area.

One representation from Deft Properties Ltd in Wallace Avenue in support, commenting that the scheme would provide affordable housing, with alterations to complement the building, and provision of parking.

In response to the consultation of revised drawings further representations have been received from seven residents who have written previously, with concerns that revised proposals have not addressed overdevelopment, lack of parking/highway safety/access issues, impact to residential amenity, impact from the repositioned front door for the mews house, reiterating previous objections and raising a new concern that the glass balconies/design would not be in keeping/too modern/dominant, and that the development should be scaled back.

Relevant Planning Policies and Guidance

Worthing Core Strategy (2011): 7, 8, 9, 15, 16, 17, 19

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

Supplementary Planning Document 'Space Standards' (WBC 2012)

Supplementary Planning Document 'Guide to Residential Development' (WBC 2013)

Revised National Planning Policy Framework (HCLG 2019)

National Planning Practice Guidance (CLG)

WSCC Guidance on Parking for New Development (2019)

Worthing Planning and Climate Change Interim Checklist (2020)

Draft Submission Local Plan (2021): DM1, DM2, DM5, DM16, DM17, DM18

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that 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

Planning Assessment

The policy context includes policies of the NPPF and the local development plan which consists of the saved policies of the Worthing Local Plan, Worthing Core Strategy and accompanying SPDs. Members are also aware of the emerging Local Plan which has recently been submitted for external Examination.

Core Strategy Policy 7 aims to ensure that the right mix and type of housing is delivered in the right places to meet identified demand and that appropriate infrastructure is delivered.

Core Strategy Policy 8 seeks to deliver a wide choice of high quality homes to meet the needs of the community. It states that within suburban areas only limited infilling will be accepted which will predominantly consist of family housing and with higher density housing including suitable family accommodation to be located in and around the town centre.

The Core Strategy predates national planning policy contained within the revised NPPF. Paragraph 11 identifies at the heart of the NPPF a presumption in favour of sustainable development. It states that decision taking means approving development proposals without delay where they accord with an up to date development plan, or where there are no relevant development plan policies, or the most important policies for determining the applications are out of date, granting permission unless: the policies of the Framework that protect areas or assets of particular importance provides clear reasons for refusal; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the Framework 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 needs where the strategic policies are more than five years old. It is acknowledged that in response to the requirements of the Framework and informed by local evidence a 5 year supply of housing in relation to Objectively Assessed Needs (OAN) cannot currently be demonstrated. A housing study has been undertaken to address this requirement and to inform the forthcoming Worthing Local Plan.

In this context, the proposed development would make a small contribution to meeting future housing needs in the Borough. The proposal would provide 3 x 1-bedroom dwelling units and 4 x 2 bedroom units through subdivision and extension of the existing 3 x 2-bedroom flats and with the 1 bedroom dwelling being

converted to form a 2 bedroom dwelling. The site can be considered to be sustainably located, within the built up area and within walking/cycling distance of shops, schools and other amenities.

The main determining issues would therefore relate to the design of the development and its impact on visual amenity, the effects on the amenities of nearby residential occupiers, the standard of accommodation and its effect on the amenities of future occupiers, and parking and access issues.

Visual amenity

Chapter 12 of the revised NPPF sets out the policies to achieve well-designed places. In paragraph 124, it advises that 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The revised NPPF emphasises securing high quality design that (amongst other things): is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 127), and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 130).

Worthing Core Strategy Policy 16 requires that all new development should demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area and should respond positively to the important aspects of local character. The settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained; preserving and enhancing existing assets.

The site is located at a prominent corner and the existing building is highly visible in the street scene. Surrounding buildings mainly consist of two storey, relatively substantial, dwellings mostly of 1930's design with hipped roofs and variation in their detailing. This is with the notable exception of the purposely laid out flat buildings at the immediate north, east and west sides of Winchelsea Gardens that face towards Marine Gardens, a public park, gardens and bowling green, on the opposite side of the street. These neighbouring flats are purpose built three storey flat roofed buildings with an Art Dec style, set within substantial plots.

The application site is relatively unusual in its layout and form in the context of the surrounding streetscene with extensions that have previously been added that shroud much of the original building and have become the most prominent features of the building on its south side in particular.

As originally submitted, the application proposed a second floor extension projecting over approximately two thirds of the depth of this south projection with a pitched roof set below the main ridge but eaves level would be higher than that of the main building. A further pitched roof east side extension was proposed at second floor level over the existing east projection following the same roof heights as on the south side. Officers raised concerns over the dominance of these extensions, the awkward and cluttered appearance of the differing roof elements and that they would appear excessive and visually as an overdevelopment of the site. The applicant has responded to these concerns by providing revised drawings that have deleted the extension to the east side projection and propose a smaller full glazed extension to the south side. On the east side the removal of the existing hipped roof is still proposed with the existing parapet retained but instead new doors flush with the east wall are proposed to allow access to this area as a roof terrace and would include a glazed balustrade.

This design, whilst adding contemporary additions to the building, would have a lightweight appearance. The extension would be fully glazed to roof height with the structural features set behind the glass to give a simple cuboid form. It would be set well in from the edges of the parapet and would be a smaller extension than originally proposed to further reduce dominance and making further use of the roof terrace that would remain for the second floor flat. In the context of the existing front projection it is considered that the extension would not pose any significant harm to visual amenity.

The inclusion of glazed balustrades would, again, have a lightweight appearance, and subject to a frameless system being installed it is considered that they would not be detrimental to the character of the building offering a simple lightweight treatment to enclose along the existing parapet wall.

The proposed dormer window to the north elevation would be relatively modest in size and alterations to fenestration would have a satisfactory appearance and with removal of the external fire escapes reducing visual clutter.

Concerns were raised by Officers over the impact of proposed parking on the appearance of the site and its potential dominance on the frontage adding to the appearance of overdevelopment. Two spaces have since been deleted from the proposal, negating the need for a new crossover and allowing continuation of the boundary wall and retaining more of the existing front garden area. Soft landscaping has also been included to the north side of the building where cycle and bin storage is proposed. It is considered that the deletion of two parking spaces and landscaping changes would help reduce the dominance of parking and provide a satisfactory setting to the proposed development.

Residential amenity – effect on existing dwellings

In terms of the intensification of the use of the site, whilst the proposal would result in an increase in the number of dwellings and potential occupancy of the site, in the context of surrounding uses and having regard to the limited changes to vehicular and pedestrian access it is considered that this would not pose any significant threat to residential amenity.

The main impact would be to the neighbouring occupiers at No. 1 Sandwich Road to the north and 'Elizabeth' to the west who share a common boundary with the site.

To the north, No 1 Sandwich Road is set away from the site boundary by approximately 6 metres. The existing mews house is adjacent to the boundary, positioned beyond the main rear wall of No. 1, and has a roof extension on this side but with no windows to its north side wall or roof. This relationship would remain unaltered, with the changes to the mews house being largely internal in its reconfiguration of the first floor to provide an additional bedroom and at ground floor level to provide a larger bathroom. The points raised in the representations concerning the repositioning of the entrance door are noted and it is acknowledged that this would be closer to the boundary with No.1. However, given that this is an existing dwelling with current pedestrian and vehicular access from the north side of the main building, it is considered that the closer positioning of the door itself would not cause any significant detriment to residential amenity. The main entrance to the main building would remain as existing on the east side of the building, well separated from the neighbouring occupiers. Whilst bin storage and cycle storage would be positioned on the north side of the building, given that the existing arrangements would allow vehicular movements along much of the length of the northern boundary but would be removed, the positioning of these stores within new landscaping would not cause any significant impact and adequate screen fencing and neighbouring vegetation exists to this boundary to enclose the area on this side. In the main building, fenestration changes would not cause any significant impact to No.1 and with the proposed dormer in the north roof slope being relatively small and replacing an existing roof window, given the relationship with No.1 and the number of existing windows at this side it would not cause any significant impact to residential amenity.

The balcony area proposed at first floor level to the west elevation would be relatively small and retains part of the existing external staircase where access to this area is already possible from the first floor flat. The proposed new roof terrace on the east side of the building would be sufficiently remote from neighbouring dwellings to avoid any significant impact. Having regard to the existing relationship with neighbouring buildings and separation from the boundary, these elements would not cause any significant loss of privacy.

On the west side, parts of the dwelling at 'St Elizabeth' is positioned only 1.3 metres approximately from the common boundary with the site, with the existing garage, storage buildings and mews house enclosing the boundary with 'St Elizabeth' on this side at present. Alterations are limited to replacement windows only in the mews house on this boundary line and would not cause any significant threat to residential amenity. In the main building, the removal of external staircases and fenestration changes would not pose any significant harm to residential amenity. Whilst the proposed second floor extension on the south side of the building may be visible from the west, given its position at roof level and that it would be set well in from the existing side walls, and that a roof terrace already exists on this side, the proposed extension and remaining roof terrace would not be overbearing or have any significant detrimental effect on neighbour amenity, having regard to the relationship with neighbouring dwellings.

Residential amenity – for proposed dwellings

The Governments Nationally Described Space Standards have been met for the new flats with each of the one bedroom units meeting or exceeding the space standard for a one-bedroom 2 person dwelling (50sqm), and two bedroom flats at first and second floor level exceeding the standard for two bedroom 3 person units (61sqm) and with adequate room sizes. The second floor 2 bedroom 4 person unit would have a more generous floor area far exceeding the 70 sqm standard for a dwelling unit of this type. The reconfiguration of the existing mews dwelling would form a 2 bedroom dwelling at Plot 1 would have an internal floorspace of 70 square metres. Whilst its living accommodation would be relatively small as a two storey dwelling, its room sizes would be comparable with a 2 bedroom flat with which it would have similarities in terms of the type of accommodation provided, and with the overall floorspace meeting space standards. The existing hard surfaces to its frontage would be improved with the inclusion of some soft landscaping areas, raising the standard of the shared external space to its frontage.

Access to communal amenity space has been provided and with direct access from the ground floor flats to private patios, and balcony areas to the larger two of the 2-bedroom units.

Bin storage and cycle storage has been indicated at ground level to the north of the main building and can be secured by condition subject to satisfactory details.

A satisfactory standard of accommodation would be provided for future occupiers.

Accessibility and parking

The existing driveway and access at the northern end of the site would be widened and with a low wall between the existing spaces removed to allow 3 car parking spaces, and with 3 car parking spaces provided on the south side that would utilise the existing access onto Winchelsea Gardens. The revised proposals have deleted the additional vehicular access previously proposed on the east side and associated two parking spaces and whilst residents' concerns over local parking issues are noted, the deletion of these spaces would have visual benefits as described above. Although a shortfall in parking would exist, no objection has been raised by the Highway Authority to this provision and the site can be considered sustainable to the extent that it is within walking/cycling distance to local shops and facilities where residents need not be reliant on the use of the private car. Secure and covered cycle storage has been indicated which could be required by condition to encourage alternative modes of transport. Parking and access is therefore considered acceptable.

Sustainability

The proposed development would make a more efficient use of the site in a sustainable location and has incorporated cycle parking to promote alternative modes of transport.

The constraints imposed by scale of development and the existing building limit the opportunities for incorporating sustainable construction or renewable energies.

However, the application details indicate that new condensing combination boilers and insulation would improve the buildings energy efficiency, dual flush toilets and flow restrictor taps would be included to bathroom areas to reduce water consumption, and would also be subject to Building Regulations for its conversion. The Council's Engineer has noted only limited increases to impermeable area and with surface water drainage to follow the hierarchy for sustainable drainage in accordance with the Building Regulations.

Other issues

In response to the points made in the consultation response and representations concerning inner rooms and provision of adequate fire escape, the applicant has provided the following information:

'As noted on the commentary, this risk in all instances can be adequately mitigated by providing escape windows where needed, which will be sufficient to appropriately address Building Regulations as follows;

- *Plot 1 Bedrooms 1 and 2 can each have escape windows*
- *Plot 4 Bedroom can have an escape window*
- *Mews House Bedrooms 1 and 2 can each have escape windows*

Each of these points and the resolution is a common occurrence under Building Regulations. In contrast to the commentary at the bottom of the correspondence, compliance with Building Regulations under Part B is all that is required for such a building refurbishment. There is no requirement for the Private Sector Housing team to be involved provided that Building Regulations are met.'

Nevertheless an informative is recommended to advise the applicant of potential hazards to ensure an acceptable layout prior to works commencing to avoid the need for any formal intervention under the Housing Act (if appropriate).

The application, if permitted, would be subject to a CIL charge for the additional residential floorspace.

Conclusion

The proposal would make a small contribution to the supply of housing in a sustainable location. The revised design has been well considered and would not cause any significant harm to the visual amenities of the site or surrounding area, or to the living conditions of neighbouring occupiers and subject to the recommended conditions, the proposals would provide a satisfactory living environment for future occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Hours of construction
4. Materials as indicated on the approved plans with precise details of glazed extension (to include sections), windows, door, and frameless glass balustrade details to be agreed
5. Hard and soft landscaping details to be agreed
6. Alterations to boundary walls to be agreed
7. Precise details of cycle stores to be agreed and provided before dwellings occupied
8. Bin store details to be agreed and provided before dwellings occupied
9. Vehicle parking to be provided in accordance with approved plan before dwellings occupied
10. Removal of permitted development rights for extensions or alterations to mews house.

23rd June 2021

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

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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.

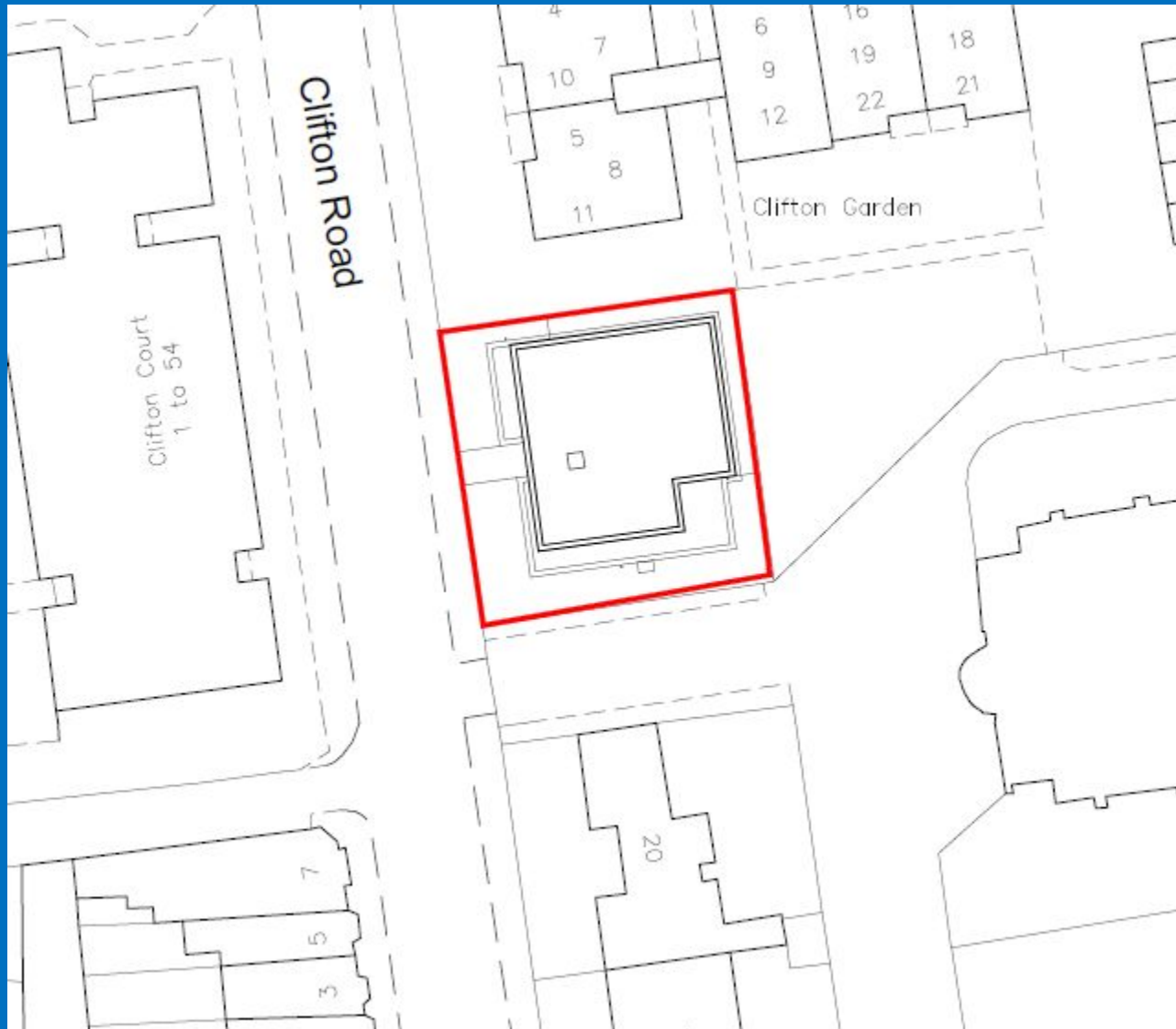
Item 1 – AWDM/0072/21

22 Clifton Road, Worthing

Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road)



Proposed Layout



BOROUGH



View from opposite side of Clifton Road



View looking North up Clifton Road



Photos

















Open with ▼











East Elevation

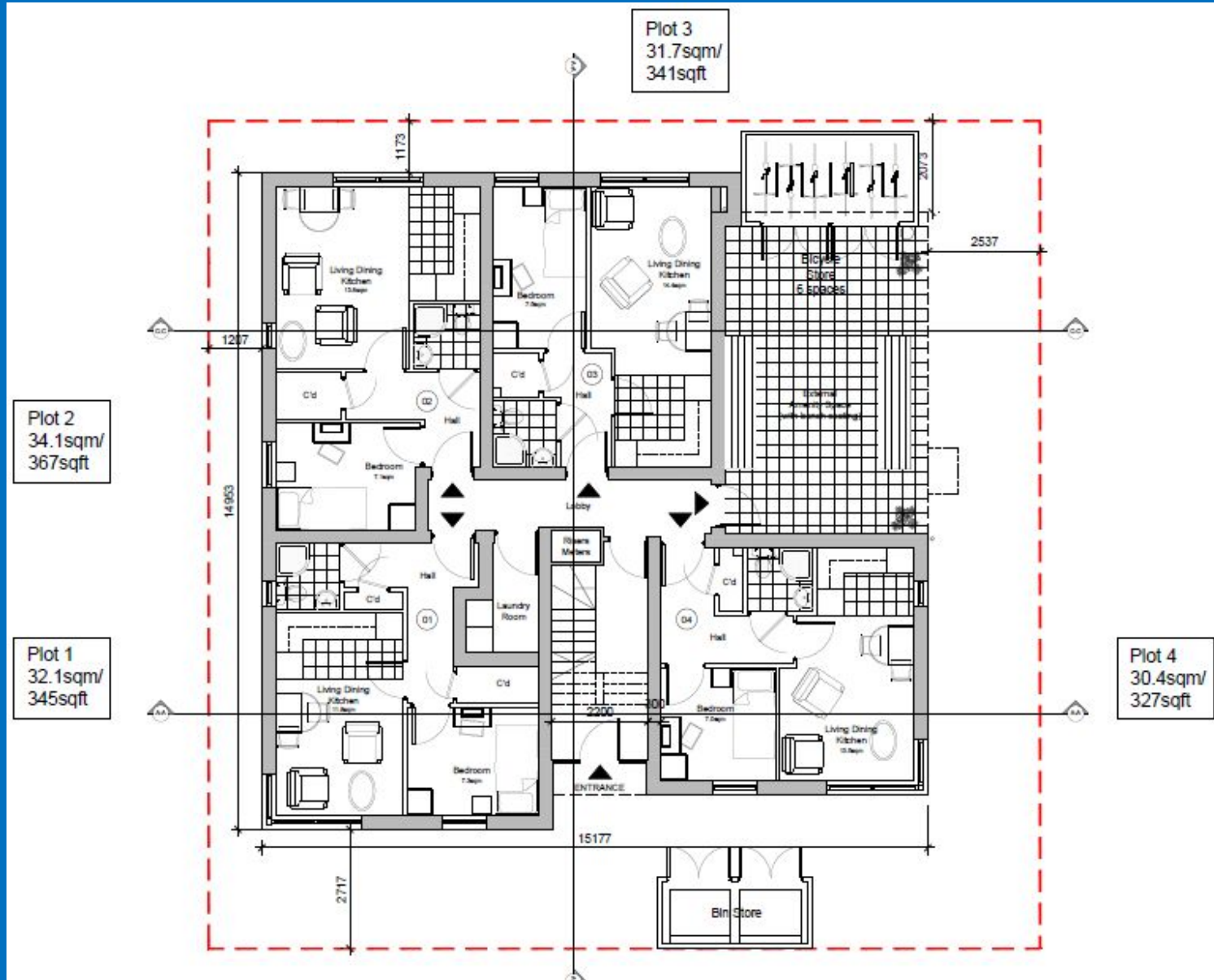
Site
Boundary



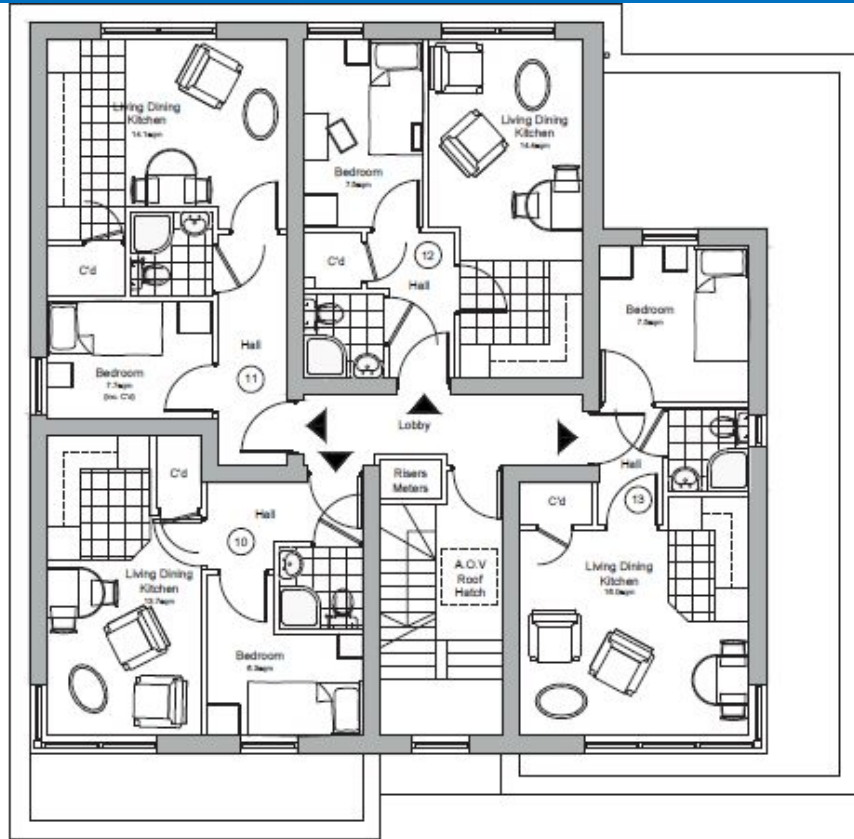
North Elevation

Site

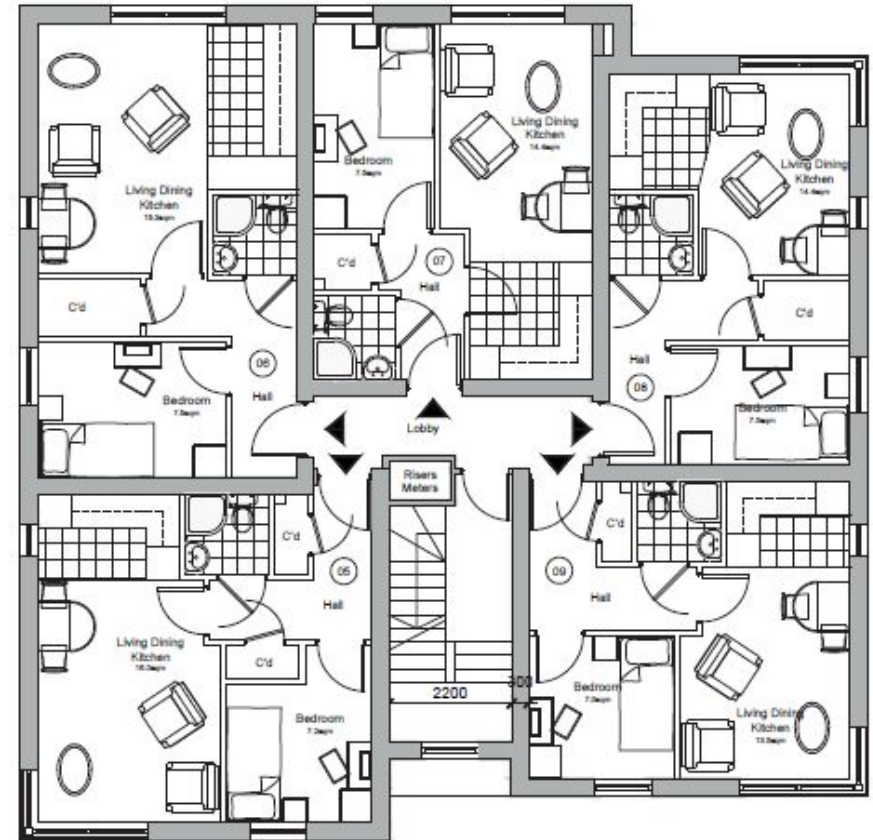
Floor Plans – Ground Floor



Floor Plans – 1st & 2nd Floors



Second Floor Plan



First Floor Plan

Church House, Tarring (use of brick)



Church House, Tarring



WORTHING BOROUGH
COUNCIL

This sample is only submitted as an indication of texture and general colour. We do not guarantee that bulk supplies will match exactly. All bricks shown are stretchers, to view header colour and texture please request loose bricks.



End Slide

Item 2 – AWDM/0255/21

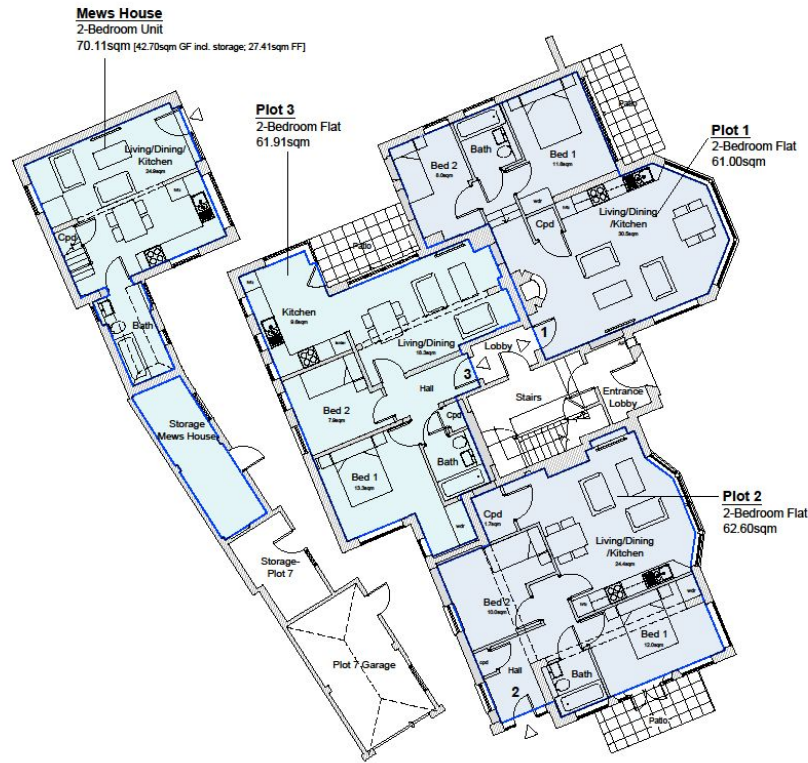
- Winchelsea, 1-3 Winchelsea Gardens,
Worthing







COM 2015 Health & Safety Information:
 Approved under the Building Regulations 2010
 Approved under the Building Regulations 2010



- Retained structure
- Proposed wall



Client Name
 Perth Group Holdings Ltd

Site Name
 1-3 Winchelsea Gardens

Drawing No
 Proposed Ground Floor Plan

Scale
 1:100 @ A3

Approval
 APPROVAL

28.04.21	Updated following LPA concerns	OP	A
10.02.21	Updated for valuations	OP	A
08.02.21	Updated for shared concerns	OP	A
Rev	Date	Revision Details	By



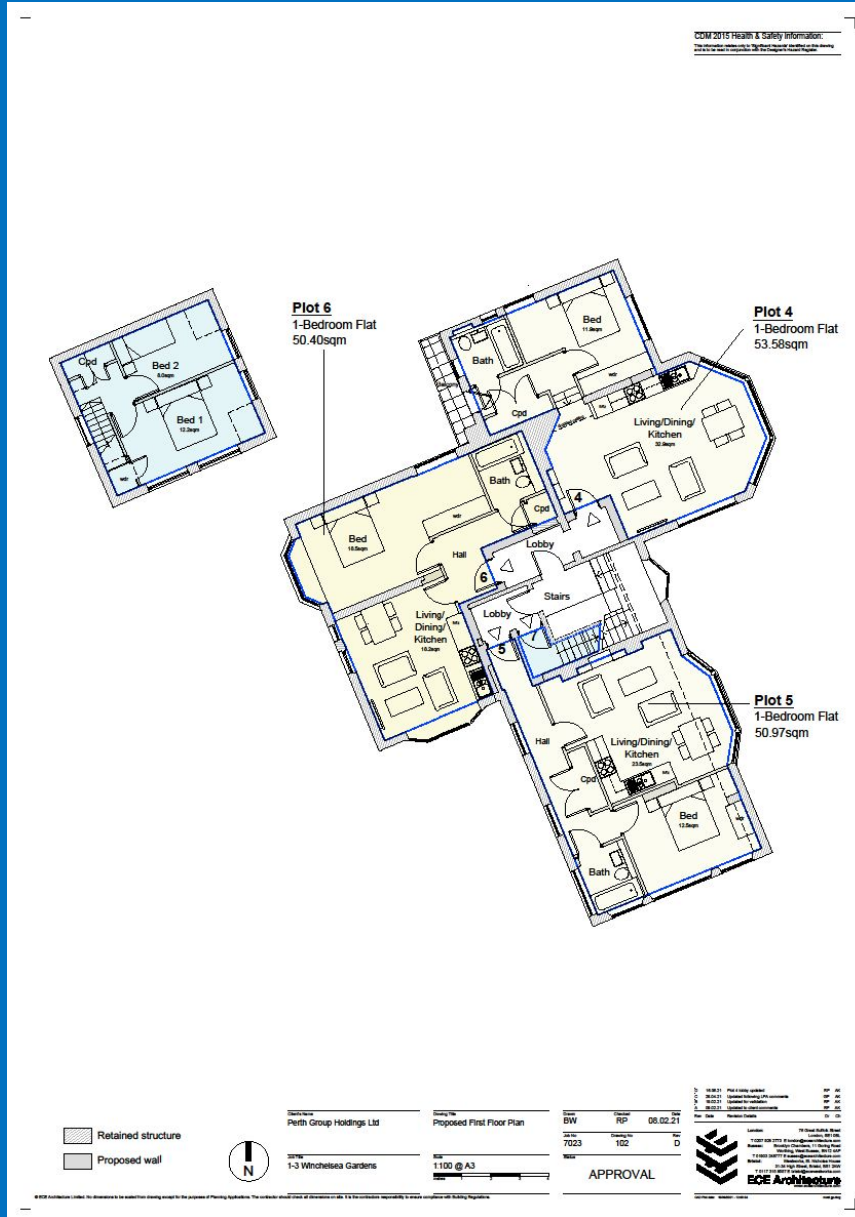
London: 78 South Street, London, SE1 1 1

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Brecon: Newlyn Chambers, 11 Goring Road, Goring, West Sussex, BN9 1 1

T 01323 346777 E info@eccarchitecture.co.uk

Widals: 10, 11 and 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 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2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2





1:100 @ A3

20/06/21 Updated following LPA comments
 10/06/21 Updated for validation
 08/06/21 Updated to client comments
 Rev. Date Revision Details (3)

London: 78 Great South Rd.
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T 0207 506 2773 E London@semmelweis.hu
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T 0117 205 5867 E Budapest@semmelweis.hu



1. Red Brick
2. Steel Deck, Insulated and Sealed
3. 4x12 White Pressure Treated Joists, and 1x8s, for March Frost Cleavage Design
4. Grey Metal Roof
5. Insulated Metal Wall Panels
6. Metal Siding With Shingles
7. Glassed Decking
8. Single Landmark Box Corner

Perth Group Holdings Ltd

1-3 Winchester Gardens

Existing and Proposed Elevations: 1

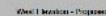
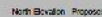
$$1\ 100\ @\ A1\ /\ 1\ 200\ @\ A3$$

LINE	LINE	LINE
RW	RP	00 02 21
7023	110	B

U	26 JUN 21	UPDATING FORMING LAA COMMENTS	24	40
A	27 JUN 21	Updated to reflect comments	27	40
Rev	0	Revision Details	0	0



doi:10.1017/S0022292410000510



1. Wet Work
2. Roof Tiles to match existing
3. uPVC White Framed Windows and Doors to Match Present Provisional Design
4. Heavy Metal Work
5. Glazed Deck Roof Extension
6. Black Rain Water Goods
7. Hardwood Joinery
8. Sample 1 x 6 inch Mass Plywood

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Existing and Proposed Elevations: 2

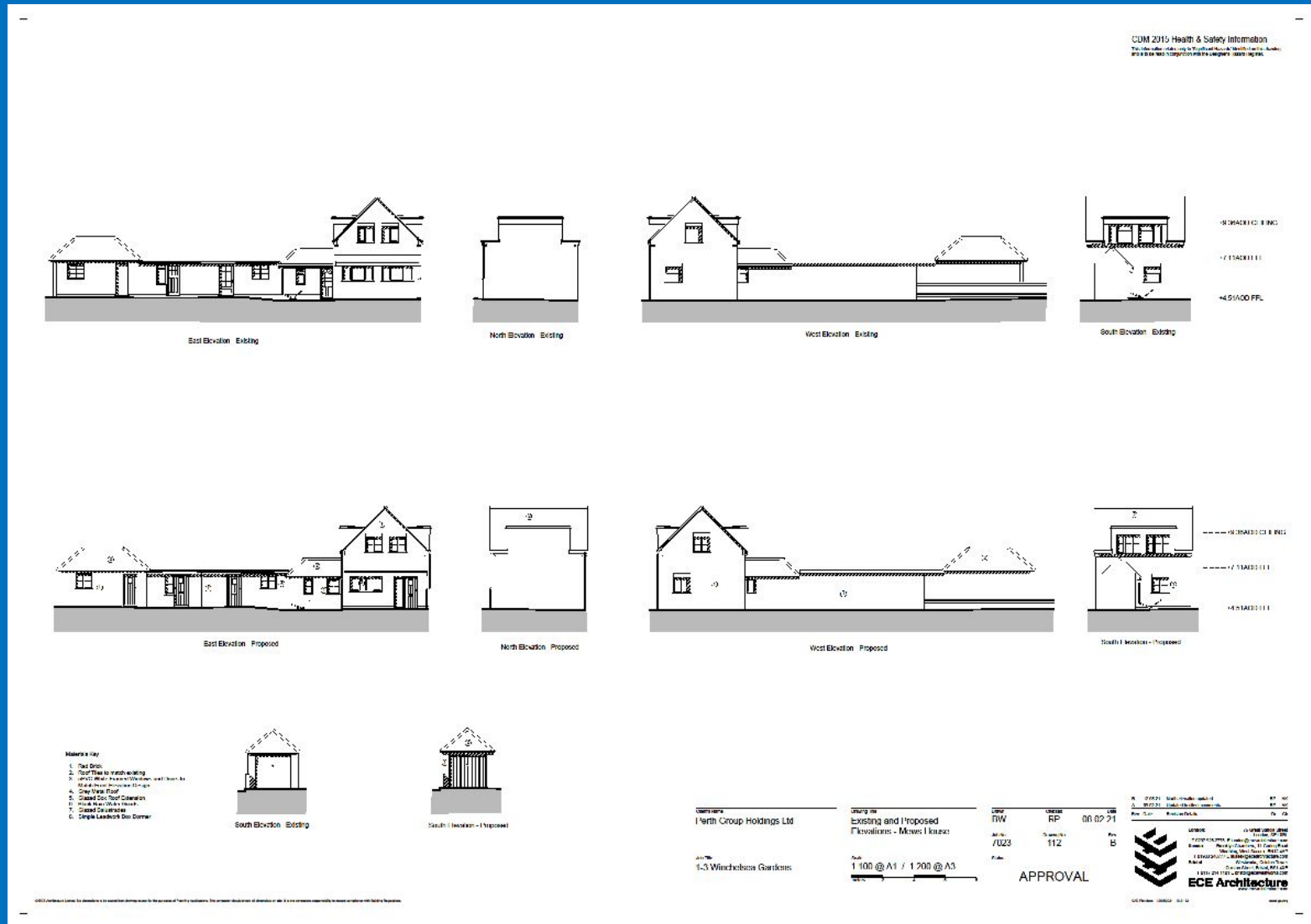
$$1\ 100 @ A1 / 1\ 200 @ A3$$

Item	Cost	Residual Value	Depreciation	Book Value
1. Automobile	10,000	2,000	8,000	2,000
2. Furniture	5,000	1,000	4,000	1,000
3. Equipment	3,000	500	2,500	500
4. Building	20,000	4,000	16,000	4,000
5. Land	15,000	15,000	0	15,000
Total	53,000	26,500	26,500	26,500

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APPROVAL















ADDENDUM TO PLANNING COMMITTEE AGENDA

MEETING DATE - 23rd June 2021

The following agenda items have updates to the original Committee report.

AWDM/0072/21: 22 Clifton Road, Worthing

Correction:

Page 17 – Neighbour Amenity.

Second paragraph: '*Approximately 6m*' should read '*approximately 5.6m*', and

Third paragraph: '*at least 12m*' should read '*at least 10m*'

Page 20 – Operation and Management

Final paragraph above the heading Accessibility and Highways: '*to provide seven flats rather than thirteen*' should read '*to provide eight flats rather than thirteen*'

Amended Plans.

An amended plan has been submitted which adds a projecting 'oriel' first floor window to a bedroom on the southern elevation. The main face of this would be obscure glass, with only the side-facing panels clear. This reduces the amount of overlooking towards no.20 Clifton Road, so that only a narrow dining window and one side of a dual aspect sitting room window face in this direction, as do first floor windows of the existing building. The neighbour to the south has been re-notified

Condition 13 to be amended to refer to:

'Obscure glazing & limited opening of side facing bathrooms/WCs and the main face of the first floor projecting window of the southern elevation'.

Additional Information

Consultees

Drainage Engineer:

Has reiterated the importance of ensuring that any surface water attenuation features must be located outside tree root areas. Further information is awaited and the engineer recommends the expansion of condition 10, as follows:

Sustainable construction details, including referral to relevant technical guidance and survey of ground drainage conditions; verification and on-going management.

It is noted that drainage management would also form part of site management required under a s.106 Agreement.

Representations

One further letter received. Summarised here:

As a regular visitor to the immediate area I concur, from personal observation and experience, with concerns about vandalism and drug use in the particular locality. Only some of the 13 residents will be recovering from addictions, others will have been homeless for other reasons. It would be beneficial if the Police Support Team requirements are complied with including CCTV in Clifton Road near No.22; the access-ways to St Andrew's Church from Clifton Road and Victoria Roads and the unmade Mortimer Street, particularly the garden at the back of The Old Vicarage. This may act as a deterrent and Police will have footage should there be an untoward occurrence. Permissions should not be difficult to obtain. I fully realise that the accommodation is needed but it's necessary to understand and deal with concerns so far as is possible in a practical way.

Officer Comment:

A planning condition no.6 is recommended to deal with site security. Whilst it is not possible for any CCTV to cover public areas outside the site, the applicant has confirmed that a secure video entry system will be provided for building, covering the approach to doorways and the under-croft area; also the provision of lighting and sensitively designed secure boundaries.

Recommendation: Amended as follows:

To delegate authority to the Head of Planning and Development to APPROVE to the applications *subject to consideration of any responses received in response to amended plans on or before 28th June* and subject to completion of a satisfactory section 106 legal agreement as described in the Operations and Management section of this report, and to attach the conditions, formulating detailed wording and adding any further appropriate conditions:-

Conditions 10 & 13 to also include amendments as described in this addendum

22-06-2021

ADDENDUM

2. Application Number: AWDM/0255/21 Recommendation - Approve

Site: Winchelsea, 1-3 Winchelsea Gardens, Worthing

Proposal: Removal of existing external staircases to north and south elevations. Internal alterations to change dwelling mix from one-bedroom house and 3no. three-bedroom flats to two-bedroom house, 3no. one-bedroom flats and 4no. two-bedroom flats. Second floor glass extension to south elevation and 1no. dormer to north, alterations to windows and doors, and alterations to form second floor balcony to east elevation. Construction of 2no. additional car parking spaces and 10no. cycle storage spaces.

Additional responses:

Private Sector Housing

The Private Sector Housing team has provided a further response and advice to the applicant in respect of inner rooms and fire escape issues, acknowledging that Building Regulations allow fire escape windows from inner rooms that are less than 4.5m above ground level, but setting out the further considerations and duties under the Housing Act 2004 in particular in relation to the first floor windows.

The applicant has attempted to address concerns at this stage by providing amended drawings that alter the first floor layout for flat 4 only, amending the lobby layout and the position of the front door which they state will mean there will be no need to utilise an escape window under the Building Regulations for flat 4.

These are minor changes to the internal layout of flat 4 only and with no revisions to the external appearance.

The proposals would be subject to approval under the Building Regulations and as previously requested by the Private Sector Housing team, an informative is recommended to advise the applicant of potential hazards to ensure an acceptable layout prior to works commencing and avoid the need for any formal intervention under the Housing Act (if appropriate).

Worthing Society

The Worthing Society has made the following comments in response to the revised drawings:

This is an important and unique inter-war building occupying a landmark corner site opposite the locally listed Marine Gardens. As you will be aware from our earlier 'Advisory Statement' we have submitted an application to the Conservation Officer for this building to be included on the Local Interest List. I have now had the opportunity to discuss these revisions with our Heritage Sub-Committee and we consider the changes in design to be an improvement, particularly as regards the roof elevations.

However, the Committee remains concerned about the number of proposed residential units shown in the plans. After careful consideration we consider this represents the overdevelopment of a relatively compact site which could set a precedent. Within this distinctive area surrounding the locally listed Marine Gardens there are a number of large detached and distinctive properties which could in the future be considered for conversion to flats.

There would also be a potential 'knock-on' effect to the nearby residents in terms of amenity and parking. Winchelsea Gardens and the immediate street layout already comes under considerable pressure from visitors to Marine Gardens particularly during the Spring and Summer months

Whilst the design improvements are welcome and recognised we respectfully suggest the applicant considers a reduction in the proposed number of units. In summary we object to this current application on the grounds that it represents overdevelopment of the available area.

Recommendation

As per the agenda.