

From: Simon Davis
Sent: 12 April 2018 13:20
To: 'Susan Leeson'
Subject: RE: Forge House

Hi Sue,

I have spoken with Dan.

Our main issue with the scheme is the principle of 2 houses on the plot. Whilst we raised no objection to the principle of one dwelling on the plot at Pre-App (subject to consideration of height), we consider that two dwellings is an overdevelopment and results in a cramped appearance. We may then also seek to apply the conservation officer concerns re design. In respect of the wall, whilst I appreciate that you can just remove the wall at any time and that this is a material consideration, we do have to apply weight to the NP policy which states that the flint wall around this property should be preserved.

The benefits of 2 houses in a sustainable location are noted but are not considered to outweigh the harm. Also, one dwelling on the site would still be a benefit and would not, in the context of the wider picture of housing development, be significantlt disimilar to the benefit of two.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Susan Leeson [REDACTED]
Sent: 11 April 2018 08:31
To: Simon Davis
Subject: RE: Forge House

Good Morning Simon
Ninety applications! Wow!

You are correct. We amended the plans in accordance with the Conservation officers comments, and are happy to amend further if you have any suggestions on how the scheme could be improved.

I was hoping that you would take a pragmatic on balance view of the scheme, which we believe does not detract from the street scene or the locally listed building. Garden walling can be removed at any time, we have tried to maintain the historic trail by leaving portions in position rather than demolishing the whole rear wall. Even with nationally Listed Buildings, a pragmatic approach is taken to their evolution. I certainly would wish to respect the integrity of the history of the site. As you may know, history is one of my passions.

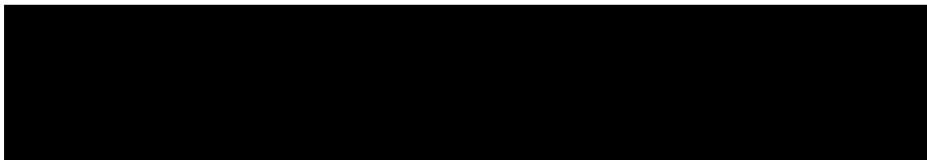
Paragraph 131 of the NPPF seeks the desirability of sustaining and enhancing heritage assets and putting them to viable uses consistent with conservation, with new development making a positive contribution, which we believe the proposal does.

The test of Paragraph 133 is "substantial harm", and 134 that in cases of less than significant harm, the harm should be weighed against the public benefits including securing its optimum viable use.

Taking this on board, we believe that the proposal result in less than significant harm and the benefit is that of providing 2 much needed houses in a sustainable location. I hope that on balance you will see your way to approve this application. Let me know your thoughts.

Best regards
Susan

SUSAN LEESON
ASSOCIATE



Company Registration No. 07164666. Registered Office is at 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Tuesday, April 10, 2018 3:57 PM
To: Susan Leeson <Susan.Leeson@neamesutton.co.uk>
Subject: RE: Forge House

Dear Sue,

I'm sorry. I'm not entirely sure where I am with this.

You amended the plans 30/01/18. I have a Conservation Officer comment in response which states: "With regard to the alterations to the historic wall, the revised plans still show a significant amount of removal, resulting in a) significant loss of fabric and b) visual fragmentation of the wall."

I don't believe we have communicated about this since but correct me if I'm wrong.

I consider it likely that we will refuse the application.

Its pretty hectic here (I'm currently at 90 applications) but have put you in my calendar for the 30th April to start/do the report.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Susan Leeson [REDACTED]
Sent: 10 April 2018 14:56
To: Simon Davis
Subject: Forge House

Hi Simon

I thought that I would make contact with you to see how your deliberation of Forge House is going? Are you going to recommend it for approval?

Best regards
Susan

SUSAN LEESON BSc, M.Phil
ASSOCIATE

Please note my working days are Tuesday, Wednesday and Thursday



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DX 57406 Littlehampton

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