

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 July 2020 08:51
To: Planning Scanning
Subject: FW: Application AL/23/20/HH - amended plans

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Amber Willard <[REDACTED]>
Sent: 15 July 2020 08:30
To: Planning.Responses <[REDACTED]>
Subject: FW: Application AL/23/20/HH - amended plans

Please upload as correspondence for AL/23/20/HH
Thanks

Amber Willard
Planning Officer

T: ext:37445
E: amber.willard@arun.gov.uk



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From: Daniel Vick <[REDACTED]>
Sent: 01 July 2020 14:39
To: Amber Willard <[REDACTED]>
Subject: RE: Application AL/23/20/HH - amended plans

Will call him but it won't be today (so won't make the decision until after I have spoken with him).

Daniel Vick
Team Leader, Development Control

T: 01903 737771



E: [REDACTED]

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From: Amber Willard <[REDACTED]>
Sent: 01 July 2020 14:27
To: Daniel Vick <[REDACTED]>
Subject: RE: Application AL/23/20/HH - amended plans

Hi

Just remembered I didn't add a number for the below.

[REDACTED]

Amber Willard
Planning Officer



T: [REDACTED]
E: [REDACTED]

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From: Amber Willard
Sent: 01 July 2020 12:59
To: Daniel Vick <[REDACTED]>
Subject: RE: Application AL/23/20/HH - amended plans

Hi

AL/23/20/HH

Andrew Collingridge objector at Belle Meade has rang again and asked if he can speak to you. I've spoken to him 3 times already but he isn't entirely happy that we're making a decision when site visits have been limited. He doesn't think we are considering his points. If not, he said he will ring Neil.

Please are you able to give him a ring.

Thank-you
Amber

Amber Willard
Planning Officer



T: [REDACTED]
E: amber.willard@arun.gov.uk

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From: Daniel Vick <[REDACTED]>
Sent: 01 July 2020 12:29
To: Amber Willard <[REDACTED]>
Subject: RE: Application AL/23/20/HH - amended plans

Thanks – is he aware of new plans?

Daniel Vick
Team Leader, Development Control



T: [REDACTED]
E: [REDACTED]

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From: Amber Willard <[REDACTED]>
Sent: 01 July 2020 12:14
To: Daniel Vick <[REDACTED]>
Subject: FW: Application AL/23/20/HH - amended plans

Hi
AL/23/20/HH at Innisfree , Belle Mead Close

Just forwarding below emails for info as I don't think it has been uploaded yet if you end up signing off today.

Added extra comment to report but believe we've already considered his points.

Thanks

Amber Willard
Planning Officer



T: [REDACTED]
E: [REDACTED]

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From: Andrew <[REDACTED]>
Sent: 30 June 2020 15:32
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Re: Application AL/23/20/HH - amended plans

Dear Amber,

Many thanks for these references, after a very quick read I believe the following are pertinent to my objection. If required I can enter these online so they are part of the planning pack.

DDM4

c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties

I believe this is exactly my issue, the proposal will be significantly overbearing against our property, the close proximity will be visually impacting from almost every aspect and room from our property including being oppressively visible from the gardens.

e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

As our two properties are unique and have been constructed as similar sized bungalows the proposal will compromise the characteristics of the locality and the ratios between the properties will be mismatched.

DDM1

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

As I have tried to express the close proximity of the property will result in significant loss of sunlight and will impinge upon our privacy - even with the removal of the dormer window and the outlook from our property will be dominated by the height increase.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Even though this is an amendment to an existing property the locality of the property is significant as the immediate neighbour property is a similar sized bungalow, the proposal will change that balance and result in a significant disproportional scale mismatch.

Could you please consider my thoughts above as I believe there are material objections that need to be considered before an automatic approval is granted. Could you also confirm that you have raised these issues within the department before any decision is made.

Many thanks

Andrew Collingridge.

Sent from my iPad

On 30 Jun 2020, at 15:02, Amber Willard <[REDACTED]> wrote:

Dear Mr Collingridge,

We would use the policy DDM4 and DDM1 of the Arun Local Plan which relates to the design of the proposal and its impacts. As previously mentioned, Arun Design Guide refers predominately to the design of new development such as larger housing developments not really extensions such as in this case, however you may still wish to look through.

Thank you

Amber

Amber Willard
Planning Officer

<image002.jpg>

T:
E:

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<image004.jpg>

<image

<image015.png>

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From: Andrew <[REDACTED]>
Sent: 30 June 2020 12:20
To: Amber Willard <[REDACTED]>
Subject: Re: Application AL/23/20/HH - amended plans

Dear Amber,

Firstly thank you for your time this morning, as you may understand I am still worried about the height increase proposed by under the planning application and I would also like you to consider the loss of light that will impact my property.

I have attached a picture from my daughters bedroom window and you will be able to see that a increase in the roof line will obliterate the skyline from her room (please also note that the lens of a

phone camera changes the perspective and the bungalow appears further away in the photo). Could you also include this with you manager during the discussions, and if possible either consider a site visit or allow me to put my case directly to him.

<image010.jpg>

Do you have any planning guidelines I could review (obviously not for large scale developments as discussed) so that I can understand if I have any further points for consideration I can raise as I know there are limited options for me with regards to appeal if permission is granted.

Regards
Andrew Collingridge

Sent from my iPad

> On 29 Jun 2020, at 12:23, Andrew <andrew.collingridge@btinternet.com> wrote:

>

> Dear Amber,

>

> I'm sorry to bombard you on a Monday with many emails relating to the subject planning proposal.

> Does Arun have any planning design guides or Supplementary Planning Documents that I can refer to in support of my concerns? For example I have quickly searched the internet and found a Supplementary Planning Document for Somerset that identifies that the proposed plan would potentially breach their 45 degree window test and 12 meter location test, obviously this doesn't relate to our location but I would like to know if something similar exists that I can examine.

>

> I've also attached another quick photo from the front (side) of our property so that you can get a view of the scale of impact with the increased roof line, the current proposal will mean that the house will be seen from every aspect of our property including being significantly visible from the front of our property clearing our roof line as well as dominating the rear aspects.

>

> Many Thanks,

>

> Andrew Collingridge.

>

>

> <b3104100-f394-4480-866d-d0b803ee52fa.jpg>

>

>

>

>>> On 29 Jun 2020, at 11:00, Andrew <andrew.collingridge@btinternet.com> wrote:

>> Dear Amber,

>> I have noted that the a set of substitution plans have been submitted for AL/23/20/HH that have done the minimum to address some of my objections to the application by removing the closest dormer window to our property. However there is no significant material changes to either the large east facing window or the development height both of which will dominate and overshadow our property restricting our right to privacy and continued enjoyment of our property.

>> Could you advise what further steps or information I can provide to ensure my concerns are appropriately considered, please bear in mind that the original application for a two story house in this plot was rejected many years ago and development was only allowed for a bungalow type dwelling, nothing has changed in the intervening years to my property that would facilitate a large dominating two story house to be built so close to the boundary.

>> I hope you can understand my worry and fear relating to this development.

>> Kind Regards
>> Andrew Collingridge
>> Sent from my iPad

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DX 57406 Littlehampton

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