

Amanda Scholes

From: Janice James on behalf of Planning.Responses
Sent: 11 October 2012 13:10
To: Amanda Scholes
Subject: FW: Objection / Comments on AL/75/12 and AL/76/12/DOC
Attachments: Comments on AL7512.pdf

From: Juan Baeza
Sent: 11 October 2012 11:40
To: Planning.Responses
Subject: FW: Objection / Comments on AL/75/12 and AL/76/12/DOC

Can these please be registered against AL/75/12.

Thanks

Juan Baeza | Team Leader - Planning Appeals, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Stephen Cronk [REDACTED]
Sent: 11 October 2012 11:19
To: Juan Baeza
Cc: Rosemarie Dannatt
Subject: Objection / Comments on AL/75/12 and AL/76/12/DOC

Hi Juan,

Can you register the attached comments regarding the development at East Barn, Norton PO20 3AF

Many Thanks
Steve Cronk



Bevis Digitech Ltd
[REDACTED]



William Booker Yard, The Street, Walberton, Arundel, BN18 0PF, UK

This e-mail is confidential. If you are not the intended recipient you must not use, copy or disclose the content. If you have received this e-mail in error, please delete it. Thank you for your co-operation.

At Bevis Digitech we appreciate all comments received from clients, take pride in providing an excellent service and place value on our ability to correct error. Should you wish to comment on any aspect of the service that I

personnally, or Bevis Digitech as a whole, have given you please do so in confidence by sending an email to feedback@bevisidigitech.co.uk.

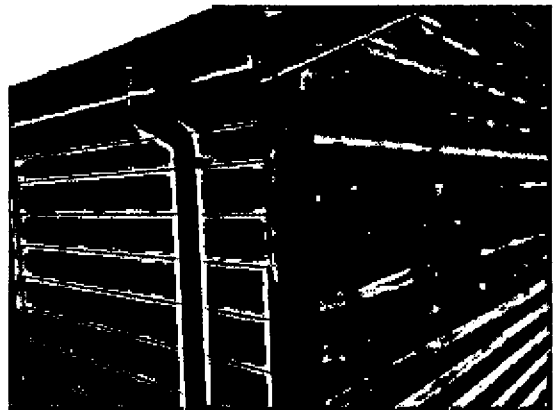
Comments on AL/75/12 and to AL/76/12/DOC

Dear Mr Baeza,

We would like to make the following comments regarding planning application AL/75/12 and to AL/76/12/DOC.

The official planning notice is not displayed in a position which is visible or accessible by local residents. It is displayed on the actual building which is accessed via a private road. This notice should be clearly visible to all residents of Norton Lane otherwise we fail to see how this can be considered to have been advertised locally. This notice should be repositioned and residents given extra time to consider the application.

We note that once again Mr May is applying for retrospective planning permission to address areas of his work that infringe the original planning approval. Granting planning approval once the work has already been done 'incorrectly' seems to be common practice for Mr May. We suspect that Mr May views this as a way of circumventing planning rules as he has done this so many times on this site. This also applies to AL/76/12/DOC where he is also applying retrospectively for permission to use materials that were not approved in the original application and doing so after he has already carried out the work. We are the adjacent property to East Barn and consider the materials used are far from in-keeping with the rest of the site and quite unacceptable. (See adjacent picture which shows the difference in materials used on the South and East elevations). Other alternatives should be sought to remedy the south wall having to use fire proof materials, one of which is to change the inside of East Barns south wall. It is not a natural material but a cheap, shiny plastic. It states on App Ref AL/76/12/DOC of 13/8/12 that material will be of natural grey/brown softwood which is not the colour used.



We would hope the fact that work has already been carried out (incorrectly) will not sway the planning department into granting the permission as it may well be the most 'convenient' decision but is most certainly not the 'correct' decision. This merely sends out the signal encouraging house owners/developers to build first, apply for permission later, and it will be more likely to be approved.

We also note that the drawings submitted are not accurate in respect of the position of openings on the flint and brick wall at the South East end of the building.

We object to the changes to fenestration. It is clear that original openings must be retained since this building is in a conservation area. This rule has been applied to our building and to other buildings on the site and so the same should be applied to East Barn. The current openings are significantly different from those on the approved plans in style and size. These rules need to be applied equally to all properties on the site.

The bin canopy on the North elevation not only significantly changes the appearance of the building but it also presents a risk to pedestrian users of the access road. There is no wall, or fence to contain any materials stored under the canopy and so there will be a tendency for it to spread into the road. This access road is becoming increasingly busy with large and fast vehicles constantly accessing the site. Any pedestrians walking along the road will be forced to walk into the road, which is going to be unsafe considering the buildings on the site are intended for holiday lets, and so will have families staying. It is vital that access to the buildings is made as safe as possible for those families. The original plans show the bins and cycle rack being stored within the enclosed

boundary on the East end of the building. This is perfectly adequate so we fail to see the need for the bin canopy.

If the canopy is approved we would expect to see the bin store enclosed using a flint and brick wall to be in keeping with the rest of the site, and a restriction placed on what materials are stored under the canopy. I.e. Only bins. However, with this, we are also very concerned that should approval be given for the bin canopy, this will merely encourage Mr May (or the current owners) to request planning for a more permanent structure or to increase the size and footprint of the house at a later stage. Furthermore, the original plans show that the area that is covered by the canopy was originally intended as a parking bay. Should the area no longer be available for use as a parking bay, where would that second vehicle be parked? There is very limited space next to the building given the nature and volume of traffic now using the site. The building seems to be predominantly used by the owner and his friends rather than being used as a holiday let, so we assume that visitors will require somewhere to park.

We assume that the cycle store will still be provided as shown in the original plans. This is not yet present.

Regards

Steve and Allison Cronk
The Hovel
Norton Lane
PO20 3NH