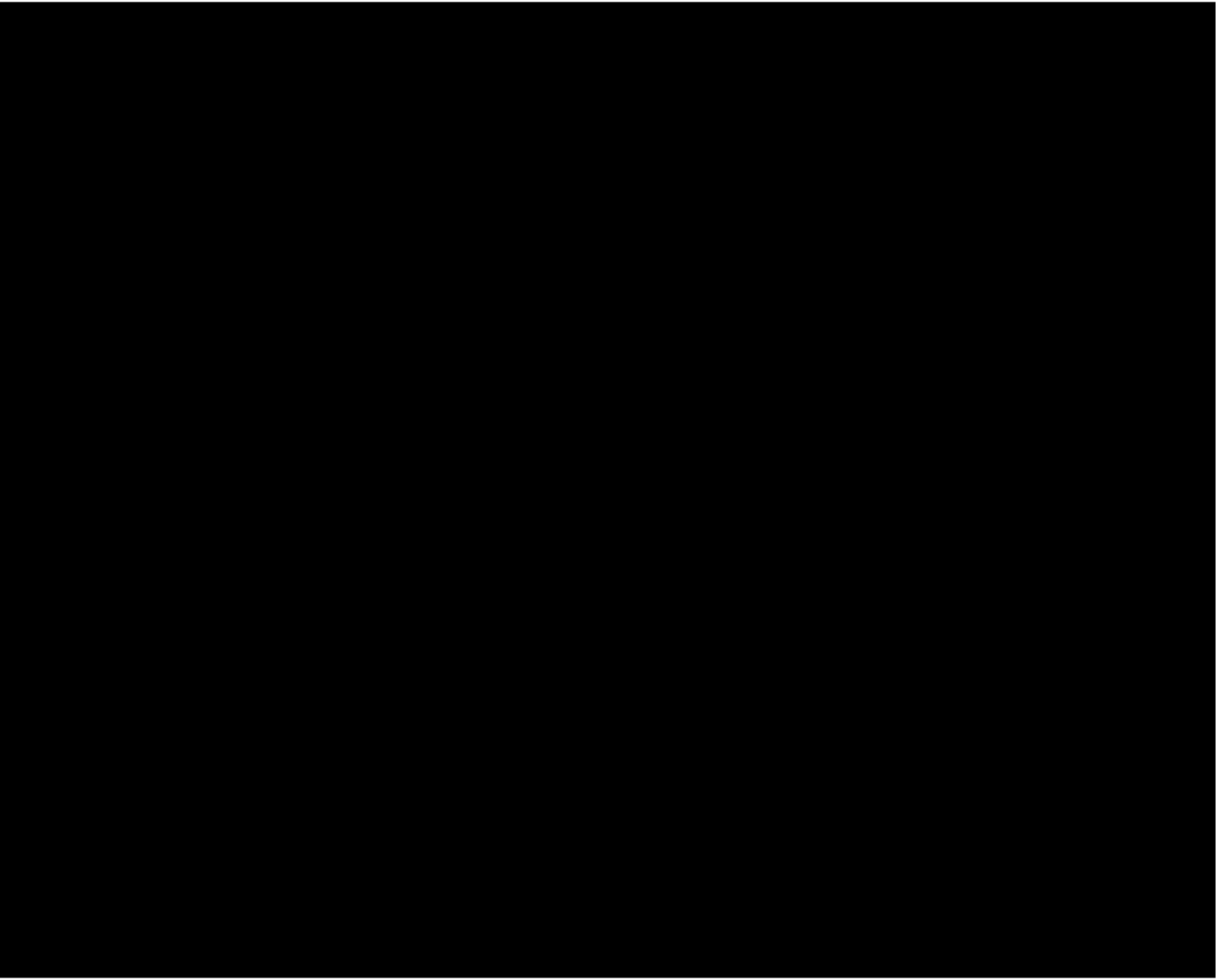




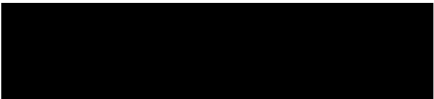
From: Rob Huntley [REDACTED]
Sent: 03 April 2015 12:36
To: Planning
Subject: A/10/15/PL 2 Detached Houses at West Drive, Angmering

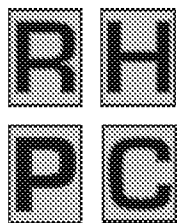
For Attn of Mrs Gardner

Following our recent telephone conversation, I attach a letter and related drawing setting out a comparative assessment of the current proposal and the extant approved scheme, in terms of height and in other respects. This will, no doubt, be helpful to you in the context of the detailed consideration of these matters that you indicated you proposed to undertake.

If there is anything further that would assist in this context, please let me know.

RHPC
Rob Huntley BSc DipTP MRTPI
2 Fielding Gardens
Crowthorne
Berks
RG45 7QW





Mrs A Gardner
Planning Services
Arun District Council
Council Offices
Maltravers Road
Littlehampton BN17 5LF

Our Ref
Your Ref
Date

A/10/15/PL
3 April 2015

Dear Mrs Gardner,

**2 PROPOSED DETACHED DWELLINGS
LAND AT WEST DRIVE, HAM MANOR, ANGMERING – Ref A/10/15/PL**

During our telephone conversation on 1 April, in which I enquired about progress in considering this application, you indicated that your initial view was that the application was likely to be recommended for refusal. You indicated that this was based on your impression that the proposed houses would be significantly higher than those approved by the permission issued under reference A/110/06 and reserved matters approval A/190/06, such that this would be unacceptably harmful. You confirmed that you had gained this impression without having undertaken any detailed height comparison between the approved development and that now proposed, but that you would do this prior to finalising your recommendation.

In this context, you commented that if, as a result of that comparison, it transpired that the ridge heights of current proposal would not be significantly higher than the approved dwellings, then you would reconsider your view. You indicated that if, as a result of reconsideration, the recommendation were to be of approval, then the application would need to be reported to the Council's committee in June, as no meeting is currently scheduled for May.

In order to assist you in the comparison exercise you confirmed that you would undertake, I enclose a drawing which presents, side-by-side, the front elevations of the 2 dwellings approved and proposed, with linear dimensions of the ridge and eaves heights annotated. The table below summarises the result of this comparison.

COMPARISON OF APPROVED AND PROPOSED HEIGHTS (measurements in mm)		
Plot 1	Ridge Height	Eaves Height
Approved (A/190/06)	8567	4910
Proposed (A/10/15/PL)	8828	4750
Difference	+261	-160
Plot 2	Ridge Height	Eaves Height
Approved (A/190/06)	8388	4911
Proposed (A/10/15/PL)	8920	4942
Difference	+532	+31

As the application documentation explains, the development comprising the 2 dwellings approved by the permission issued under reference A/110/06 and reserved matters approval A/190/06 was commenced within the relevant period specified in conditions of the earlier approval. It is the case therefore that the approved development can be completed without any further grant of planning permission being required. The approved development, for this reason, represents a realistic "fall-back" in this context.

For that reason, the comparison presented in the enclosed drawing and the Table above is of direct relevance to consideration of the current application. This comparison makes clear that on Plot 1, the ridge height as now proposed would be 261mm higher than approved under the extant permission, and the eaves height would be marginally lower (by 160mm). Plot 2 as proposed would have a ridge height 532mm higher than the approved development, with the eaves being only 31mm higher.

In the context of the distances between the proposed dwellings and those existing in the vicinity, these variations in heights would be very minor. For example, the angle subtended by the ridge of plot 2, as measured at the face of the property to the north, "Sunningdale", would increase by less than 3 degrees as a result of the 532mm increase in ridge height. This angular change would be visually virtually imperceptible. The distance between facing windows of plot 2 and Sunningdale would be in excess of 40m, about double the commonly applied "rule of thumb" for assessing whether an adverse effect in terms of privacy or overlooking would potentially arise. The inclusion of 2 small dormer windows in the roofslope of plot 2 would therefore not unacceptably compromise privacy.

Nor would any overbearing effect be perceived at the properties on the eastern side of West Drive. These would be some 30m from the east facing flank of plot 2, such that the minor increase in ridge height would not have any adverse effect in those terms.

There is no uniformity of architectural style prevalent in the immediate vicinity. However, the use of half-hips and steeper clay tiled roof pitches, as now proposed in comparison with the approved design, would be more consistent with the local Sussex vernacular style than previously approved. In this respect, the design would be closely similar to that of the existing property to the north. The use of tile hanging, render, brick corner features and more appropriately proportioned windows, as now proposed, would also result in the revised design of the 2 dwellings according better with the character of the locality, consistent with adopted policy.

For all these reasons, I consider that any criticism of the revised proposals in terms of privacy, height, design or character would not be well-founded. I would be grateful if you would confirm, in the light of these considerations, that you will review the initial reaction you advised me of in our recent telephone conversation, and that the application will now be recommended for approval.

Yours sincerely,



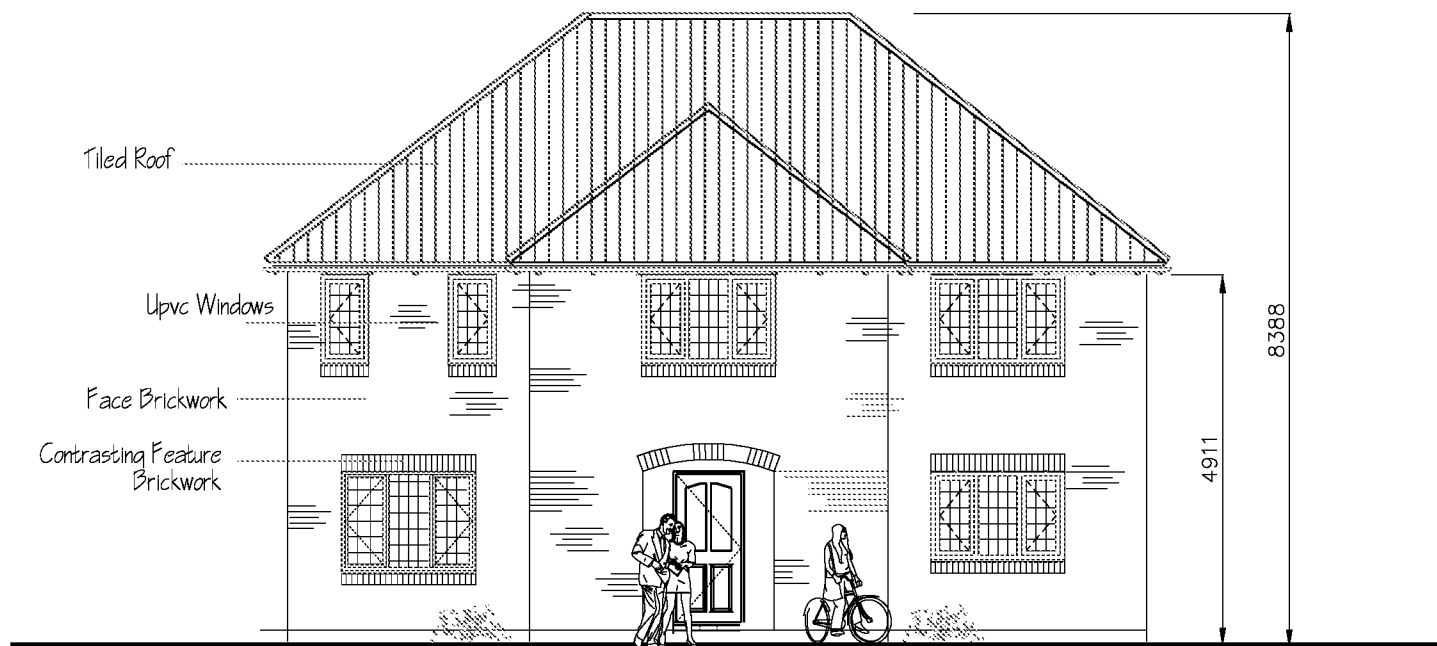
Rob Huntley

ELEVATION APPROVED UNDER A/ 190/ 06



Front Elevation (North) Extract from Dwg. No. ANWD 06 01A
Plot 1.

ELEVATION APPROVED UNDER A/ 190/ 06



Front Elevation , Extract from Dwg. No. ANWD 06 02
Plot 2.



REV	DESCRIPTION	DATE
REVISION		

CURRENT SUBMISSION



Plot 1 Front Elevation (North)

CURRENT SUBMISSION



Front Elevation (North) Plot 2



WEST DRIVE
ANGMERING
WEST SUSSEX
PROPOSED 4 BED

ELEVATION
COMPARISON

job no. 027 000	dwg no. 50	rev. -
scale 1:100	@A3	drawn by SMM
	date APR15	

CAD File: V:\ANGMERING\WEST DRIVE, HAM MANOR SCHEME\CURRENT HCCL\SIMON MCKAY SCHEME\CURRENT SCHEME\CURRENT DRAWINGS\WEST DRIVE ANGMERING PLANNING MASTER.DWG