

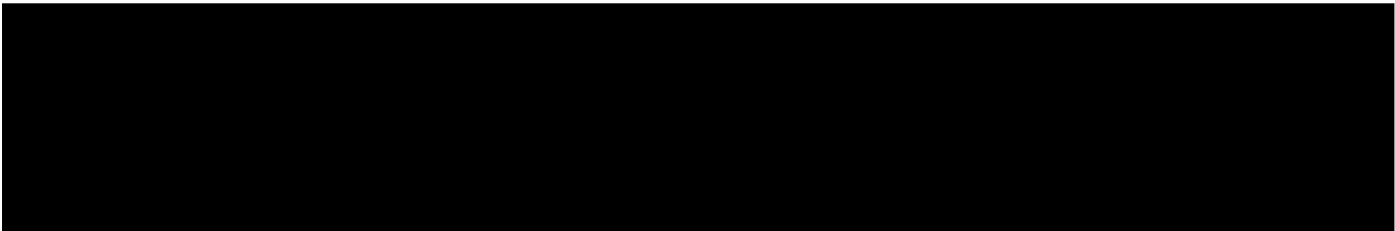


Hi,

Please upload the attached as an amended plan.

With thanks,

David

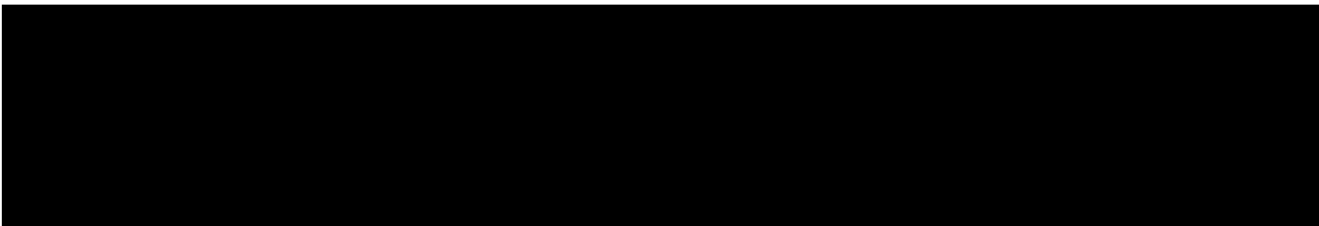


Hi,

Please upload the attached as an amended plan for A/146/19/PL.

With thanks,

David



Hi David,

Thanks for your email.

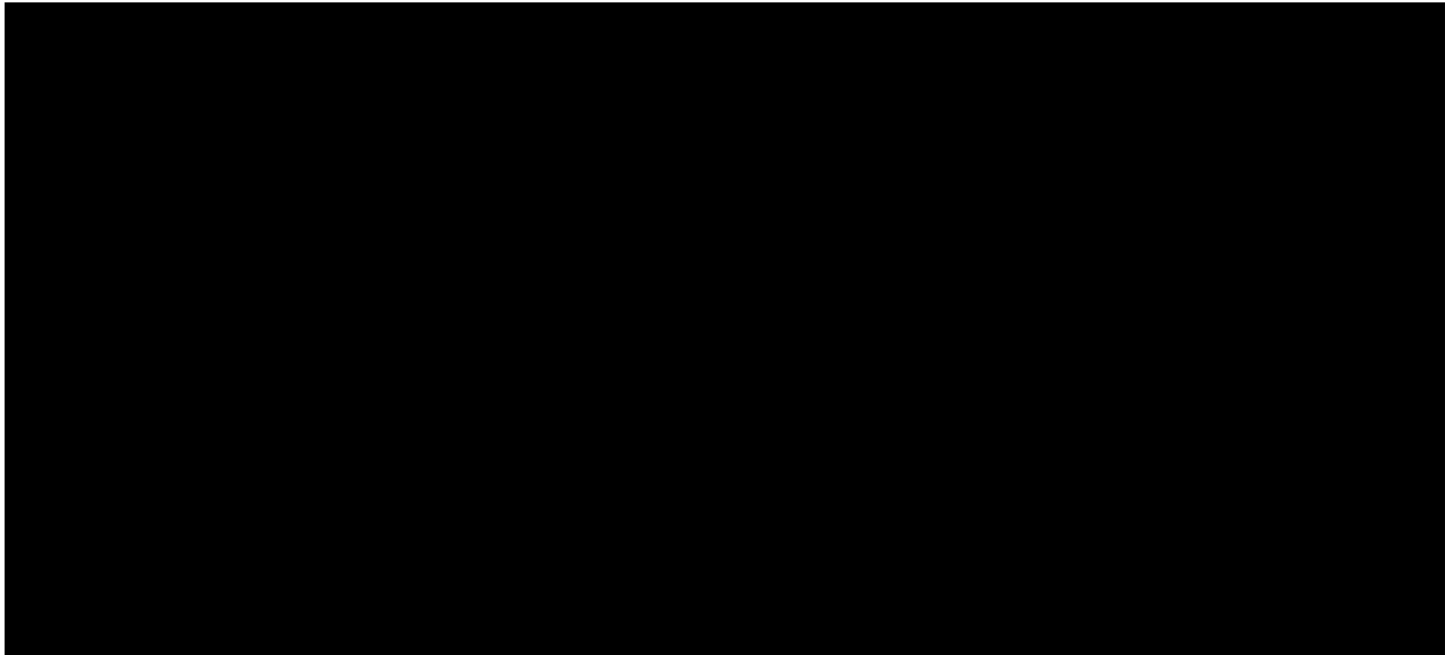
Please find attached an amended drawing containing the changes that you have requested – (1) removing the rear projection so that the entire garden depth is 8.5m, (2) removing the rear dormer window to Bedroom 1 replaced with 2no. roof-lights at 1.5m height in order to ensure no possibility of overlooking, and (3) and very modestly enlarging the front elevation in line with your comment.

I trust that these amendments will allow the Application to be determined positively under delegated powers – is there any possibility of this happening pre-Christmas or will this now be January?

Thanks very much.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director



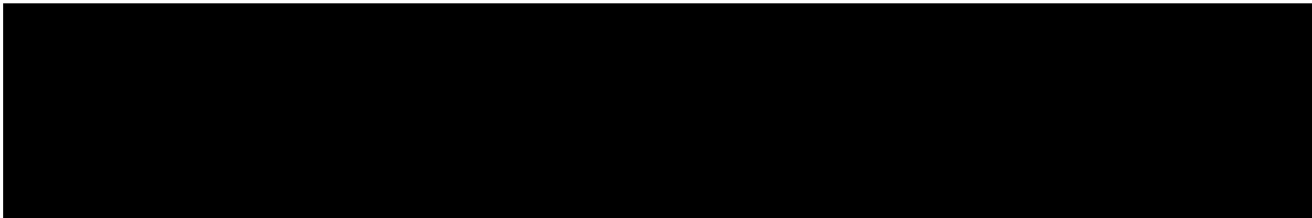
Hi Adam,

I had a chat here internally and we feel the proposal could be ok, on balance once a few changes are made. I mentioned your willingness to make whatever changes we felt necessary to get it over the line. Could you send in an amended plan removing the rear dormer (replacing it with a rooflight) and squaring off the rear elevation so that the rear garden depth would now be 8.5? If you wish you could slightly enlarge the dwelling at the front elevation to get back some internal space.

I hope these changes are acceptable but I think it is the best result we could hope for with this specific site.

With regards,

David Spring
Planning

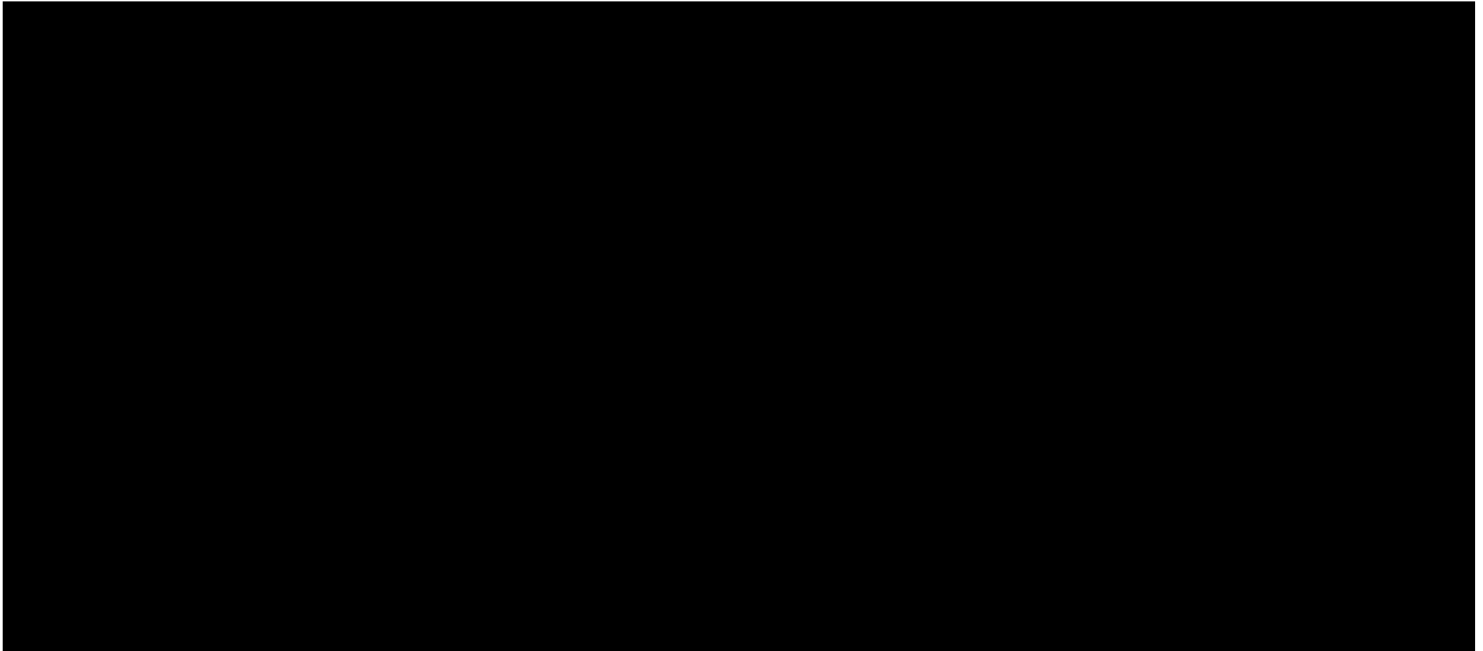


Hi David,

I appreciate the difficulty in getting things sorted leading up to Christmas so I can confirm that we agree to an extension of time until 13th January 2020.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

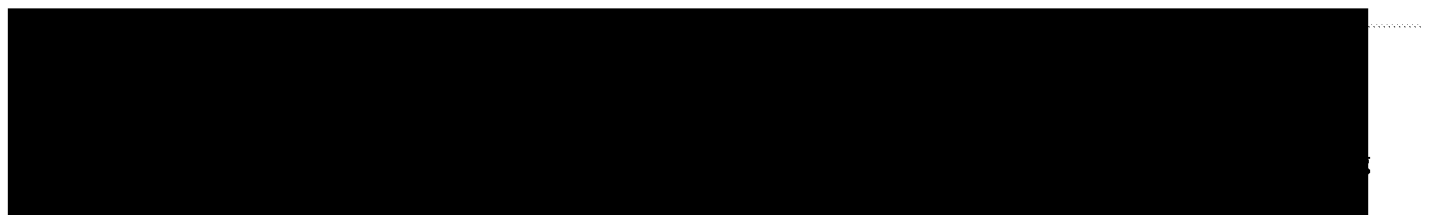


Adam,

As noted the expiry date for the above is 26th December. I'm going to be away from the 19th and I won't be back in the office until the 6th January so I wondered if you'd be ok with a short extension of time on this one? If so please reply stating your agreement to an extension until 13th January 2020.

With regards,

David Spring
Planning



Perfect thanks David. I will see you there and I can send over the other recent permission gained tomorrow.

On 9 Dec 2019, at 12:11, David Spring <[REDACTED]> wrote:

Adam,

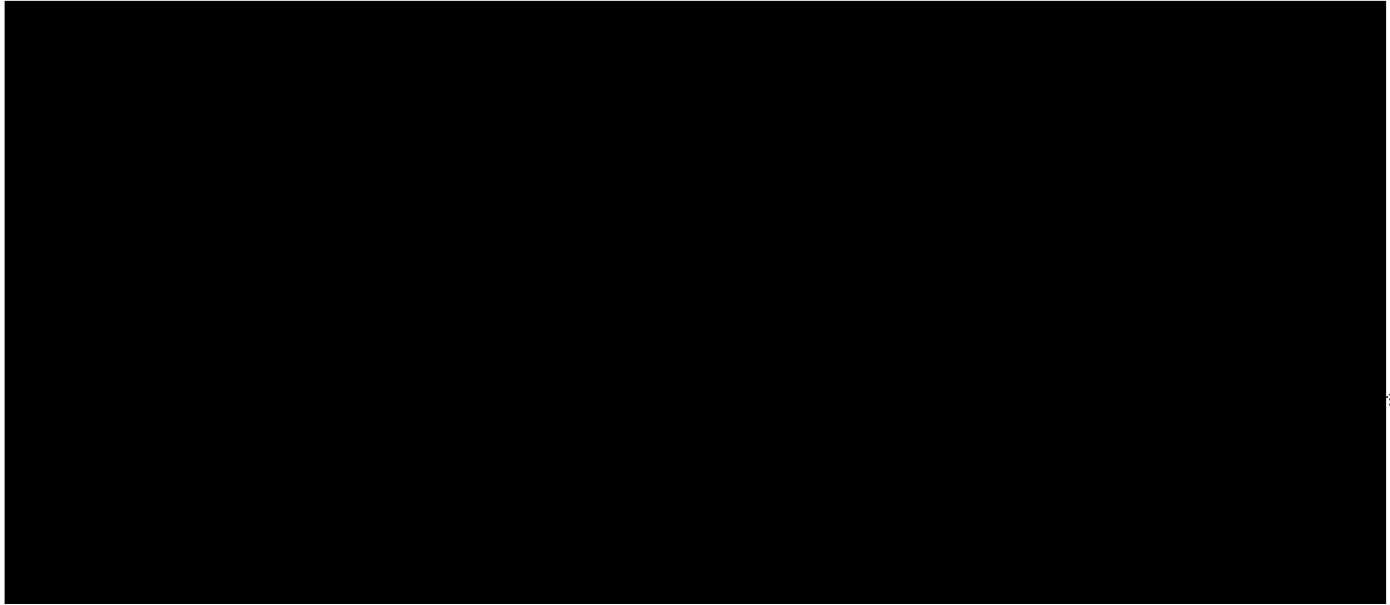
I could meet you there at 12.45?

With regards,

David Spring
Planning

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director



Hi David, what time Wednesday would suit? I am free between 9 and 10 and then from 12.30?

On 9 Dec 2019, at 09:57, David Spring [REDACTED] wrote:

Hi Adam,

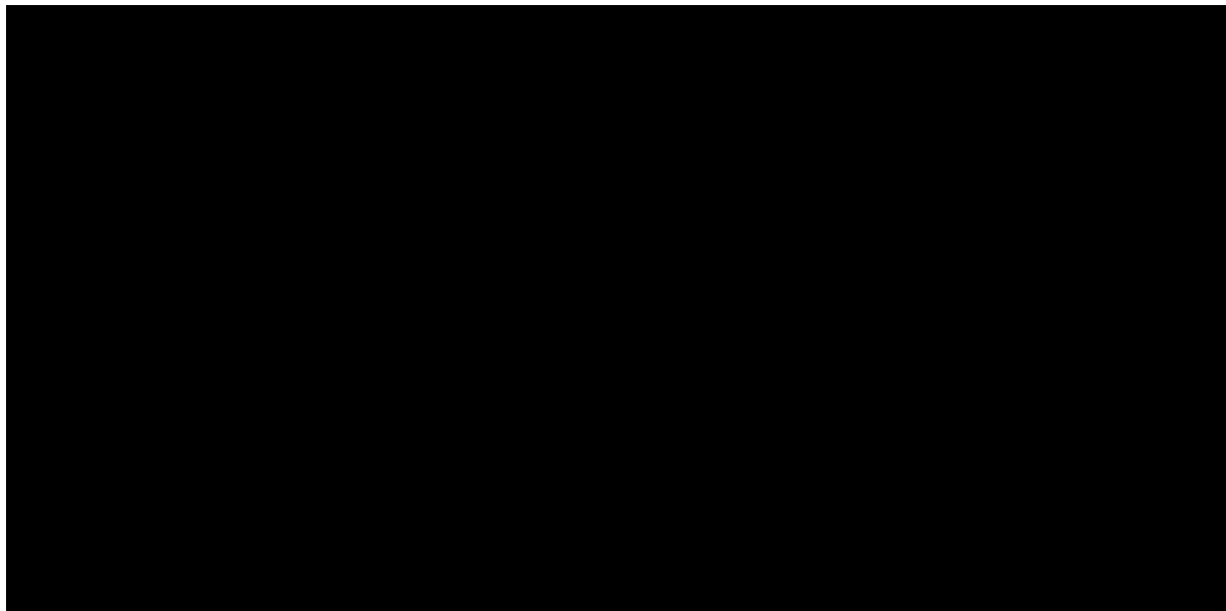
Lets arrange something for Wednesday so. It's my first batch of site visits so I am flexible time wise apart from early in the morning. Other than that, would time would suit? I note your point in relation to taking both width and garden depth into account. As I am new in this district and am slowly getting an idea as to what may and may not be acceptable perhaps you could send me on those previous application numbers which you feel support this application? I'll have a look at them and discuss here internally.

With thanks,

David Spring
Planning

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director



West Sussex

Thanks David.

Wednesday would be best if you are intending to visit. Keys are held in Angmering so should be OK at relatively short notice.

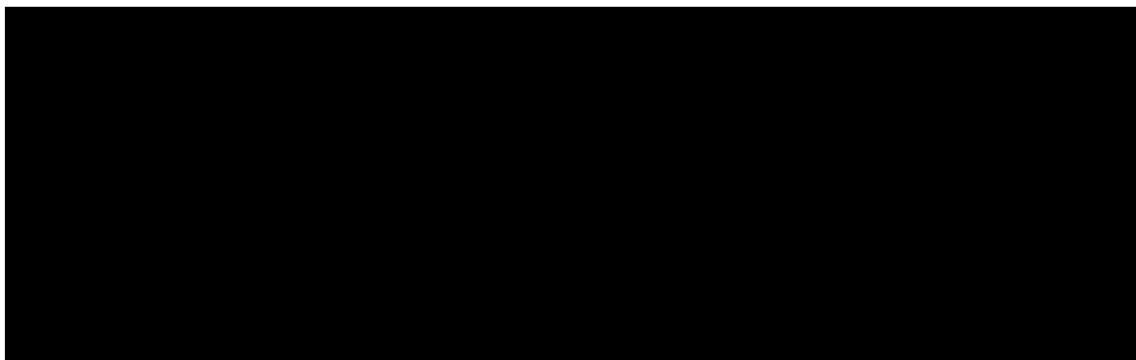
Noted on your thoughts on the rear garden depth. We have completed a number of these sorts of units – one in The Cottrells in Angmering recently approved springs to mind – and the garden quality is of greater importance. The 10m notional depth has no restriction on the width, so you can have a 4m wide garden which is smaller and much worse than the proposed garden which uses width to its advantage as a more useable garden. Nearby approvals such as The Cottrells confirm Arun's approach to being open-minded in this regard.

I look forward to discussing further next week.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture



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Adam,

Ok, that's fine. I look forward to receiving the amended plan.

I've just asked here and you are correct. The 'expiry date' is the 26th. On my system it also says the 'target date' is 9th January which was what confused me a little. The expiry date is what I'm aiming for.

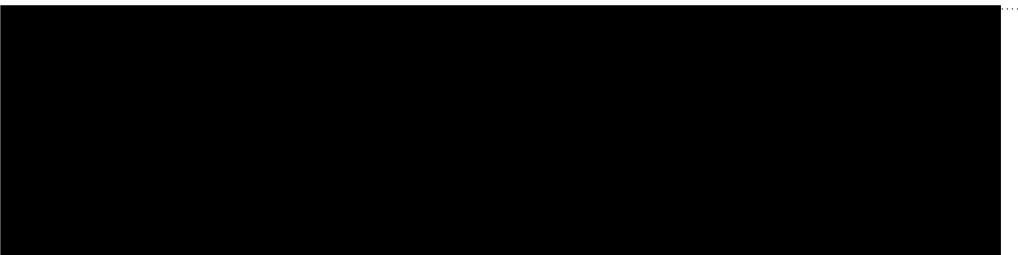
I can't tell you yet exactly when I'll be on site. It will be some time next week but I will let you know a few days before if I cannot access the site freely. Tuesday or Wednesday of next week? I will have a better look at the site characteristics at that stage.

A rear garden of 8.5m in depth at maximum and 6.3m for the majority is less than what's recommended. As I'm sure you know 10 or 11m is looked at as a minimum depth. Although the principle of development is ok other issues such as above and the hemmed in nature of the proposal in relation to the rows of garages on either side are likely to be other issues for this proposal. I will have a closer look at 'Red Admiral Bungalows' and if possible visit this site when on site next week.

Your suggestion and willingness to make further amendments to the proposal in terms of the rear gable end and rear facing dormer window are also noted. However before I ask you to make any amendments I would like to carry out that site visit to see if this is what's needed to bring the proposal to a positive conclusion.

With regards,

David Spring
Planning



David,

Thank you for your email.

We will provide an updated drawing showing the amendments to the garage to turn it into a car port, so will send this over soon.

I had understood the target date to be the 26th December as this was what was written on the Application page. Could you advise of the reason for this changing so that we can advise our client?

Please confirm with me when you want to visit site and I can arrange access. You will be able to see from the site visit the relationship between the plot and the neighbouring properties, but the site is generally level – the drop (which is not 1.5m) is within the gardens of the existing properties. You will see from the Design and Access Statement that we have prepared the design to respond to the fact that the site sits slightly higher than the adjacent Heathers properties, but we do pride ourselves on liaising with Officers to achieve a positive outcome.

In this regard, we do have the option (whilst I do not believe it to be at all necessary due to the separation distances involved and the chalet nature of the property), to amend the ground floor gable window to a standard door/window set, removing the triangular glazing, and also to amend the dormer window to Bedroom 1 and replace this with a roof-light if you consider these as requirements to secure a positive recommendation.

I would also point out the relevance of the lack of 5 year housing land supply to the planning argument. Whilst only a single unit, the NPPF does require the scheme to be looked at positively provided that it meets specific policy requirements, which we would assert that this design does. I would also want you to visit the Red Admirals bungalows in Angmering which face onto a twitten in a similar manner to the proposal, and which we completed around 8 years ago.

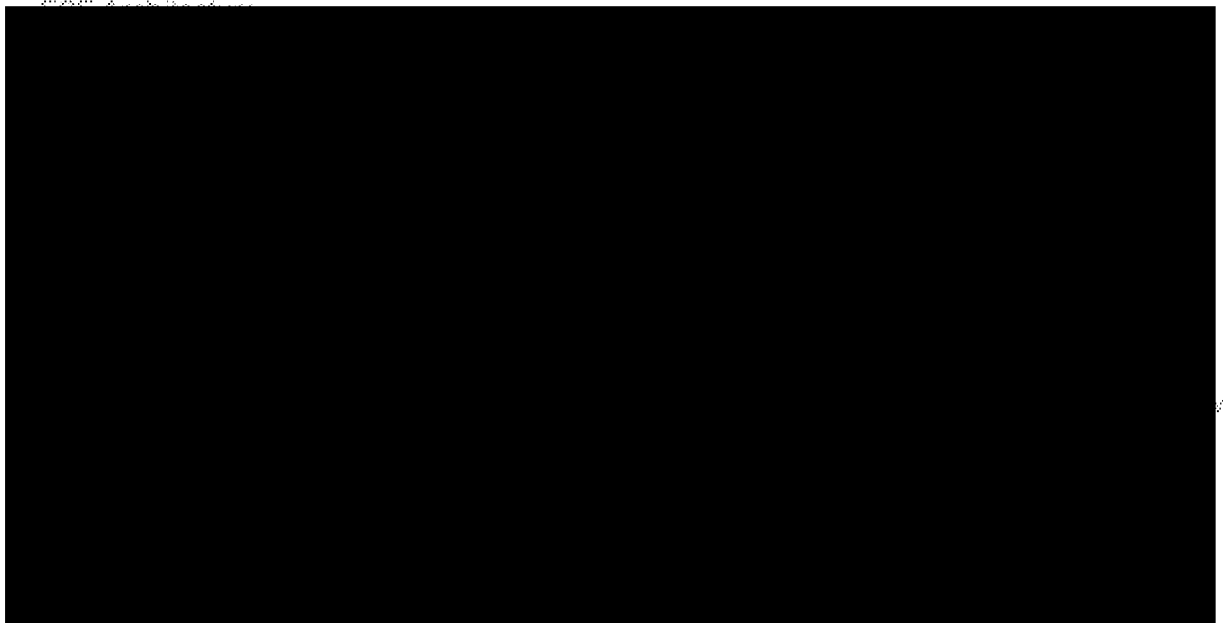
Please let me know when you would like to visit site and I will get this arranged.

Thanks.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

01243 811111



Mr King,

Thank you for your e mail and for your suggestion to change the existing garage to a car port so that this existing space can be used as an on site parking space. I have also noted your response to the letters of objection received.

The multiple letters received from some addresses will be counted as 1 letter of representation per address. Their points will be summarised on the report as will your response to their points.

Highways have not objected to the proposal but if you wish to make an amendment to change the garage to a car port I would be happy to accept an amended plan.

As you can imagine I am familiarising myself with the systems, processes and policies of Arun Local Authority but I will be sure to discuss this application internally to ensure a well thought through recommendation is made. The target date is 9th January. Even with the few weeks holidays I am hopeful we can meet this target date for decision.

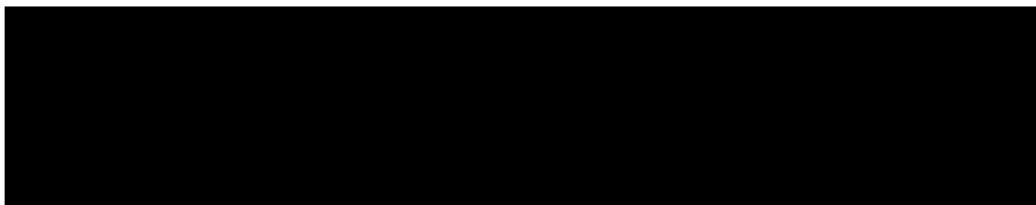
I need to carry out a site visit to get a better idea of the site and surrounds but from my initial inspection of the plans this won't be a cut and dry decision.

A point made in one of the letters was that there is a 1.5m drop from one end of the site to the other. If so a skyline plan showing how the proposed would look in relation to other nearby dwellings/ bldgs. would be helpful.

I will be in touch if I have any additional questions.

With regards,

David Spring
Planning



Dear Mr Spring,

I note from the Arun District Council website that you have taken over from Anita Gardner as the Planning Officer of the above Planning Application.

Could I please draw your attention to the two recent emails that I had sent Anita, both attached for your reference.

I would be grateful for your response in particular on the garage-to-car barn option that we had suggested to allow this to count as a parking space relative to the WSCC comments. I would also draw your attention to our considered response to the public comments received.

Thank you.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director



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