

Karen Parsons

From: David Easton
Sent: 12 October 2017 11:01
To: Karen Parsons
Subject: FW: A/75/17/PL & A/76/17/L - Avenals Farm, Water Lane

Extension of time agreement.

Many thanks,
David

From: Ian Smalley [REDACTED]
Sent: 06 October 2017 10:51
To: David Easton
Cc: Chris Chapman; Chris Barker
Subject: Re: A/75/17/PL & A/76/17/L - Avenals Farm, Water Lane

Dear David

thank you for your e-mail, please proceed with the necessary extensions of time until the **15th Dec**. We will prepare amended drawings and get them to you as soon as possible.

We are slightly wary in relation to the comments in your e-mail with reference the approval of the Head of Planning, due to recent experiences, I think it is important that we have some comfort in this area prior to revising all the drawings etc. And wonder if you would be kind enough to seek Neil Crowther's opinion, before our client goes to the not inconsiderable expense of putting together a revised package.

I hope this is all in order, and many thanks for your continued assistance with this application.

Kind regards

Ian

Ian L Smalley
Director
Smalley & Hales Architects



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On 3 Oct 2017, at 15:24, David Easton <David.Easton@arun.gov.uk> wrote:

Dear Mr Smalley,

Following our telephone conversation this afternoon I can confirm that the amended scheme was discussed with my team leader and it was considered that the proposal was capable of support. However, please note that due to the objection from Angmering Parish Council this application will need to be presented at Development Control Committee and the application would also need to be re-advertised.

If the application were included on the weekly list tomorrow then the advertisement period for the amended scheme would run until the 2nd November and as such it will not be possible for the application to be presented at Development Control Committee in November. Therefore, the target committee date for this application would be the 13th December – it should be noted that this is subject to approval of the recommendation report by the Group Head of Planning.

Therefore, in light of the above I would be grateful if you could provide the amended drawings and confirmation that you wish these to be substituted onto the application. I would also be grateful if you would provide written confirmation of your agreement to an extension of time until the **15th December 2017** to allow for the presentation of the application at DCC.

Please do not hesitate to contact me should you wish to discuss this matter further.

Yours Sincerely,
David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ian Smalley [REDACTED]
Sent: 27 September 2017 14:49
To: David Easton
Cc: Chris Barker; Chris Chapman
Subject: A/75/17/PL & A/76/17/L - Avenals Farm, Water Lane

Dear David

Please find attached four sketch drawings illustrating our alternative scheme for the cottages at Avenals Farm.

As you will see we are tabling a much reduced scheme which seeks to answer Angela's concerns whilst also providing our client with the 4 small cottages that our client wishes to build for his four sons. The scheme has been designed to reflect a series of workers cottages, which seek to reinforce a traditional vernacular relationship and form seen regularly within Sussex.

The new scheme has been designed to limit the visual link between the curtilage of the Listed Building and the proposed buildings. In our view a key visual relationship would exist when entering the parking courtyard of Avenals Farm House. In this regard we have taken the worst-case view point in the courtyard to set out the ridge of the proposal to ensure its visibility is minimised from this position.

This viewpoint is at the car access to the parking courtyard on the northern side of the walled area, beyond this the land falls away radically increasing the masking effect of the office

roof. We took the line of sight from this point over the long single storey roof of the office building in order to limit our proposed ridge.

In order to achieve this reduction in ridge level whilst retaining a high quality clay tile finish (at 45 degrees) we have adopted a double pitched or butterfly roof which also matches the roof of the listed farmhouse.

This has the effect of dropping the proposed ridge by 2.7m from the current scheme and would render the proposal invisible from the parking courtyard to the Listed building.

In reducing the visual appearance of the proposal we have furthermore reduced the number of units from 5 to 4 and have also split the development into two pairs of cottages, this also has the advantage of opening up the visual permeability of the site and increasing the distances to the boundaries from 1.8 to 4.8m to the east and 3.0 to 9.5m to the west.

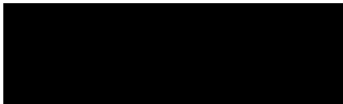
We feel that the screening provided by the existing office building and hedging combined with the reduced scale of the proposal and increased distance to boundaries will diminish the visual effect on the setting of the listed building to a negligible level.

We would very much appreciate your comments on this reduced proposal and would be grateful if you could discuss this matter with Angela if you are generally in agreement with the approach.

With Kind regards

Ian

Ian L Smalley
Director
Smalley & Hales Architects



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