

[REDACTED]

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**From:** BRYAN BUTCHER [REDACTED]  
**Sent:** 29 January 2018 12:28  
**To:** Richard Temple  
**Subject:** Re: BE/128/17/HH 61 Newtown Avenue, Bersted

Many thanks for your contact and apologies for the slight delay in responding.

My clients based their application on the identical proposal at No 52, Newtown Ave., approved by Simon Davis in 2014 just four years ago and was unaware of the refusal at No 13.

I am awaiting my client's response, but I would suspect that there is nothing to be gained at 1st floor level by stepping it in a metre given the limited distance to the boundary.

Once I have spoken with my clients I will contact you with their instruction.

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**From:** Richard Temple <[Richard.Temple@arun.gov.uk](mailto:Richard.Temple@arun.gov.uk)>  
[REDACTED]

**Sent:** Thursday, 25 January 2018, 14:37

**Subject:** BE/128/17/HH 61 Newtown Avenue, Bersted

Dear Bryan,

I trust the email finds you well.

Having spoken to my team leader, would you be able to increase the set off from the common boundary with 59, at first floor level? Ideally to 1m off.

Taking note of the dismissed at appeal at 13 Newtown Avenue in 2015 (BE/120/68/14/HH) we have to have more regard to sections (iv) & (v) of DEV19 below:-

**POLICY DEV19 Extensions to Existing Residential Buildings**

Planning permission will be granted for extensions to existing residential buildings, provided that:-

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- (ii) the extension is visually subservient to the main building;
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- (v) the extension does not compromise the established spatial character and pattern of the street.

**Reason**

The District Council is keen to ensure that extensions to existing properties do not have an adverse effect on the street scene, amenities of adjoining properties or the character of an area.

Note that no set off at ground floor is required, so the extension could be built right up to the boundary at that level.

Please let me know if you can accommodate this change.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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