

Nicola Spencer

From: Hannah Kersley
Sent: 06 January 2025 09:19
To: Planning.Responses
Subject: FW: BR/232/24/HH - 11 Chichester Road
Attachments: CHICHESTER ROAD PL 304 A - PROPOSED.pdf; BR-232-24-HH request.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Please can the attached plan be uploaded to BR/232/24/HH. Request form attached.

Many thanks

Hannah Kersley (she/her)
Senior Planning Officer, Development Management

T: 01903 737856

E: hannah.kersley@arun.gov.uk

Please note: I am currently working a four day week, with two days in Development Management and two days in Strategic Development.

Arun District Council, Civic Centre, Maltravers Rd
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From: Oleksandr Sapozhnyk [REDACTED]
Sent: 04 January 2025 20:06
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Re: BR/232/24/HH - 11 Chichester Road

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Dear Hannah Kersley .

Thank you for your email.

Following your advice we have omitted the rear dormers.

Please find attached the revised PL 304 A drawing.

Kind regards

Oleksandr Saposhnyk

On Fri, 3 Jan 2025, 16:31 Hannah Kersley, <Hannah.Kersley@arun.gov.uk> wrote:

Dear Oleksandr,

Thank you for your email addressing the neighbours concerns. I must advise that we can only take into consideration the design and visual appearance of a proposal, and its impact on neighbouring privacy and amenity. Any matters regarding space requirements due to family size is not something we can unfortunately consider – we do appreciate that families need to have space to be able to live comfortably; however this is not a factor which can be weighed up within planning decisions, unless the space provided is below the standards set by the Nationally Described Space Standards.

I would like to provide an update to you on the application. We have had a call in from Councillors to take the application to Planning Committee on the 15th January; which means were we to seek approval of the application, my powers to determine the application would be removed, and instead members of the committee would make a decision on the application. This is due to the objection received from Bognor Regis Town Council. Should our recommendation be anything other than refusal, in line with the objection of the Town Council, then the application needs to be taken to committee.

I have assessed the proposal and discussed with my manager. I can advise that we are happy to accept the dormers and rooflights to the front elevation. However, we do have significant concern with the dormers to the rear, and the overbearing impact this would have on neighbouring properties nearby. Whilst we do also appreciate the windows on the dormers have been obscure glazed, there will be a perception of overlooking, which is not acceptable. As such, as the proposal stands, we cannot support the application, and would need to recommend it for refusal on the grounds of harm to neighbouring amenity.

However, were you to be happy to remove the rear dormers, and replace these with rooflights, I can advise that we would be more amenable to recommending approval. Should a rear dormer be absolutely necessary, we would need to insist that only one be proposed, and this be minor in scale and with no window – preferably with a gable or hipped roof if possible to reduce its prominence on the main roof. This must also not be located towards the north-western edge of the roof, as so to preserve the outlook of residents of Saxby Lodge.

Unfortunately due to the call in from the Councillors, we have very little time to allow any amendments to be made to the proposal. We would therefore need the new plans to be submitted to us by Monday at the very latest, as our Group Head has given us until the end of the day on Monday to determine whether or not we are recommending approval; and subsequently confirm whether the application needs to go to Committee.

I do apologise for the short notice with this matter. Please do let me know if there are any queries with the above. I must however advise that if amended plans cannot be submitted to us by Monday, then we will need to proceed with refusal.

Kind regards

Hannah Kersley (she/her)

Senior Planning Officer, Development Management

T: 01903 737856

E: hannah.kersley@arun.gov.uk

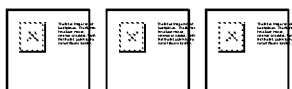
Please note: I am currently working a four day week, with two days in Development Management and two days in Strategic Development.

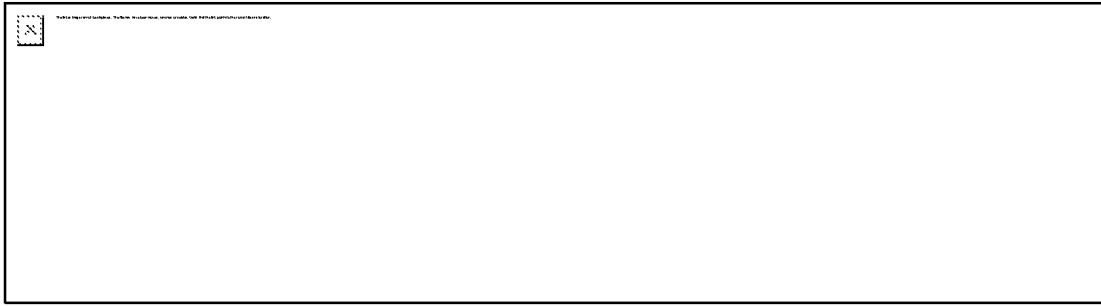
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From: Oleksandr Sapozhnyk [REDACTED]
Sent: 02 January 2025 09:28
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Re: BR/232/24/HH - 11 Chichester Road

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This is why for our family every single mitre of space very important, for toys store, play space, football table, kids wardrobe, it's a lot of with 4 kids.

Best Regards

On Tue, 24 Dec 2024, 10:53 Hannah Kersley, <Hannah.Kersley@arun.gov.uk> wrote:

Dear Oleksandr,

I hope this email finds you well.

I just wanted to confirm receipt of your voicemail on 20th December, and to provide a quick update on the application. My apologies for missing your call, I was on leave last week and returned yesterday.

I'm afraid due to work commitments with other applications and being on leave I have not managed to find the time to speak to my manager to fully discuss your application. I note we have received an objection from Bognor Regis Town Council, and I will need to discuss this also with my manager before I can formally confirm our standing with the application. I do apologise I cannot confirm this before Christmas. I am due to return to the office on the 2nd January and so will try to speak to my manager at the earliest moment so I can provide a full update to you as soon as possible.

I can advise that the proposal is more acceptable than the previous application, however I am currently not in a position to confirm whether or not we will be able to recommend a positive outcome at this stage.

I hope you have a nice Christmas. I will be in contact in the New Year to provide a full update.

Kind regards

Hannah Kersley (she/her)

Senior Planning Officer, Development Management

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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