

From: James Cross <James.Cross@arun.gov.uk>
Sent: 21 November 2019 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi Planning Responses,

Can the below email thread be uploaded to the above application file please?

Kindest regards,

James Cross MRTPI

Senior Planning Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | Tel: 01903 737500

From: Jack Dowling [REDACTED]
Sent: 21 November 2019 16:15
To: James Cross <James.Cross@arun.gov.uk>
Subject: Re: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Thanks james yes I agree to the above

Many Thanks

Jack Dowling

Mulberry Architecture Ltd

From: James Cross <James.Cross@arun.gov.uk>
Sent: Thursday, November 21, 2019 4:13:52 PM
To: Jack Dowling [REDACTED]
Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Thanks Jack – I'll get these processed by our admin team today/tomorrow.

Can you confirm you're happy for me to vary the description of development to:

Conversion of existing store to 2 bed dwelling to the rear of 2 Cavendish Road, fronting Sutherland Close.

Could you also confirm you are happy for me to extend the determination date (to allow for re-consultation) until 19 December 2019?

I look forward to hearing from you shortly.

Kindest regards,

James Cross MRTPI

Senior Planning Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | Tel: 01903 737500

From: Jack Dowling [REDACTED]

Sent: 21 November 2019 10:00

To: James Cross <James.Cross@arun.gov.uk>

Cc: Rebecca Newman-Smith [REDACTED]

Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi James,

Please find attached as discussed, please see notes on plans showing that bed 3 falls within space standards. We are happy to extend the determination deadline. Please do not hesitate to contact me if you require any further info.

Many Thanks

Jack Dowling



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From: James Cross <James.Cross@arun.gov.uk>

Sent: 19 November 2019 14:23

To: Jack Dowling [REDACTED]

Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi Jack,

Many thanks for the amended plans. I've had a quick review and would suggest the following additional information/amendments:

1. Could you provide an internal section to show how the pitch of the roof impacts upon internal spaces in the rooms to the rear? I envisage significant concern will be raised given that what is in effect a bedroom is shown to the rear. I will obviously need to assess this as such against internal space standards etc. I also need to be satisfied, through the submission of a section, to ensure the velux rooflights are 1.7m above FFL to overcome issues of overlooking etc...
2. Could you please provide a line on the plans showing where the pitch of the roof cuts into the headspace? This will allow me to have a better understanding of how much internal space is usable.
3. Please label the third room accordingly – if this is intended on being a bedroom, please show it as such. If it is to be a study or a snug etc... then please label/furnish accordingly. This is to provide all parties with sufficient clarity in moving forward. I envisage if this were to be a bedroom then it would not likely meet with internal space standards.
4. If the development is being reduced to a 2 bedroom building then please could you confirm you are happy for me to amend the description of development as part of the re-consultation period?
5. Could you please confirm you are happy for me to extend the determination period until 20 December 2019 to allow a further 21 day consultation period?

Please do not hesitate to contact me on this email address should you require any further information or clarification.

Kindest regards,

James Cross MRTPI

Senior Planning Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | Tel: 01903 737500

From: Jack Dowling [REDACTED]

Sent: 19 November 2019 10:25

To: James Cross <James.Cross@arun.gov.uk>

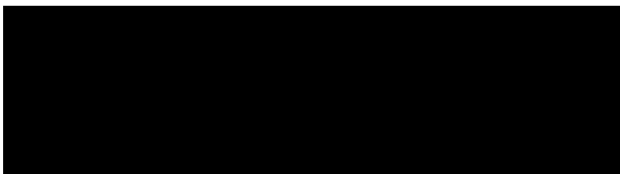
Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi James,

Thanks for your time on the phone and your continuing support, please find attached as discussed

Many Thanks

Jack Dowling





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From: James Cross <James.Cross@arun.gov.uk>

Sent: 18 November 2019 11:39

To: Jack Dowling [REDACTED]

Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Thanks Jack – that's kindly appreciated. Just to let you know that once I am in receipt of the plans I will have to re-run the 21 day consultation period and also amend the description of development. I will do this with your agreement upon receipt of your plans.

Sadly I won't be able to issue any decisions ahead of the cessation of the 21 day consultation period. However, I will write up the report and get everything drafted so it's ready to be signed off and published shortly thereafter.

Please let me know if you require any further information to assist in the formulation of the revised plans.

Kindest regards,

James Cross MRTPI

Senior Planning Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | Tel: 01903 737500

From: Jack Dowling [REDACTED]

Sent: 18 November 2019 11:25

To: James Cross <James.Cross@arun.gov.uk>

Subject: Re: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi James,

Thanks for coming back to me on this and working with us to achieve getting some usage from the building. I will amend the plans with your suggestions and send back to you. Thanks again

Many Thanks

Jack Dowling

Mulberry Architecture Ltd

From: James Cross <James.Cross@arun.gov.uk>
Sent: Monday, November 18, 2019 11:17:21 AM
To: Jack Dowling [REDACTED]
Subject: RE: BR/256/19/PL - 2 Cavendish Road, Bognor Regis, PO21 2JW

Hi Jack,

Many thanks for bearing with me over the weekend whilst I took the time to discuss the proposals with my management and Simon. In terms of the submitted 3 bedroom design, and owing to the previous planning histories on the site dating back to 2011, we would have concerns with the rear dormer window and it's proximity to the property to the south, combined with the potential for over massing impacts. Further, we would also have concern relating to privacy deriving from overlooking to the rear garden spaces of properties to the south. Whilst I appreciate that this is somewhat disappointing news, it is with regret that we would be unable to support the application in its current form.

I noted from our previous email correspondence your desire to work with the Local Authority to achieve a development on this site. Having discussed possibilities with management, we would be happy for you to remove the rear dormer window and utilise velux style rooflights, positioned 1.7m above FFL. This would result in a reduction in bedrooms from 3 down to 2. This would provide a development of kinds on the site, which would overcome the concerns raised.

I would be grateful if you could outline whether you would be able to make these amendments? If not, I would be grateful if you could let me know if you wished to withdraw the application to prevent the issuing of a refusal?

I look forward to hearing from you at your earliest convenience by return of this email.

Kindest regards,

James Cross MRTPI
Senior Planning Officer
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
Email: james.cross@arun.gov.uk | Tel: 01903 737500

From: Jack Dowling [REDACTED]
Sent: 13 November 2019 13:13
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BR/256/19/PL

Thanks James,

I sent the sections to Simon at the beginning of the application process I believe they are online, having spoken with Simon on Friday regarding the objection from a neighbour regarding the parking I believe this has already been overruled by highways and they are happy with what is provided, we also discussed that this scheme is much more in keeping with the site as the previous application was for a one bed unit, I believe all relevant policies have been covered in the design and access statement so we should have no issues with that. We are also trying to utilise an unused building and making it contribute to its surroundings. If we could discuss further once you have settled in then that would be very beneficial as we are open to any contributions to achieve a successful outcome.

Many Thanks

Jack Dowling
[REDACTED]



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From: James Cross <James.Cross@arun.gov.uk>

Sent: 13 November 2019 13:05

To: Jack Dowling [REDACTED]

Subject: RE: BR/256/19/PL

Hi Jack,

Many thanks for your email. By way of some background information, I have just joined Arun DC as of Monday so am just familiarising myself with my allocated case load.

I note that Simon has requested internal sections of the building to satisfy concerns relating to internal heights – I would be grateful if these could be provided as soon as possible?

I also note that from some public objections that there is a significant history to this site – I have as of yet to review these histories but feel it would be prudent for me to do this in advance of any discussion.

I will be in touch over the coming week with regards to the progress of the application. If you have any other specific questions please do not hesitate to contact me on this email address at your convenience.

Kindest regards,

James Cross MRTPI

Senior Planning Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 377784

From: Jack Dowling [REDACTED]

Sent: 13 November 2019 12:15

To: James Cross <James.Cross@arun.gov.uk>

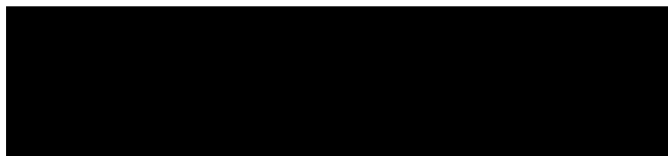
Subject: BR/256/19/PL

Dear James,

Having spoken with Simon Davis on Friday regarding the above application he informed me that it has been passed over to yourself, I just wanted to introduce myself to you as the agent and wondered if you could please give me a quick call about it when you have 5 mins? Thanks Jack

Many Thanks

Jack Dowling



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