

From: Simon Davis
Sent: 05 December 2013 14:10
To: 'Peter Champion'
Subject: RE: Sylvan Way, Bognor Regis - BR/295/13/NMA

Dear Mr Champion.

Thank you for your supporting information. If I have any queries I will speak to Susan.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Peter Champion [REDACTED] **On Behalf Of** Peter Champion
Sent: 05 December 2013 13:41
To: Simon Davis
Subject: RE: Sylvan Way, Bognor Regis - BR/295/13/NMA

Dear Mr Davis,
I see my NMA has been validated and will be finding its way to you, and not to Mrs Leeson, with whom I had discussed this NMA before submitting it.

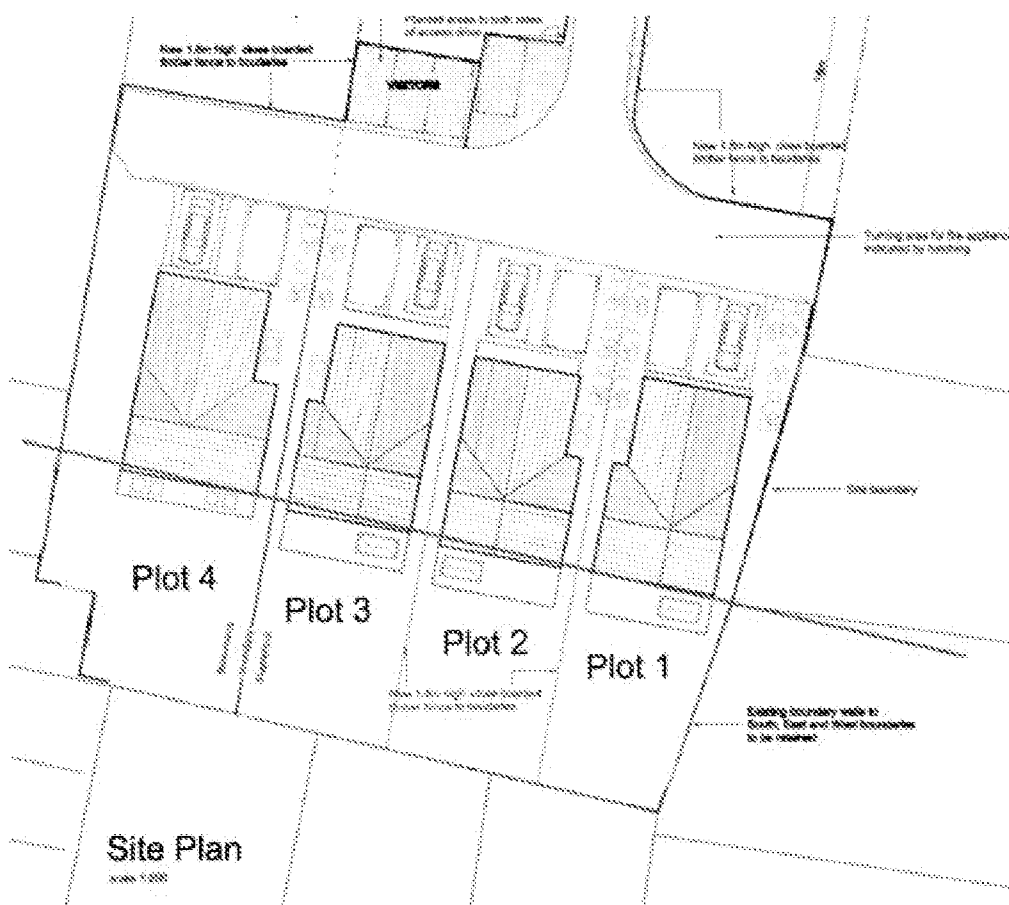
Very sensibly Mrs Leeson had rung me following my last email, below, as it would be easier to talk it through. However, that means we have no record of that conversation, so in view of the fact that she is not on the case, I hope this summary of our discussion will help you, when this matter gets to the top of your pile.

1. Mrs Leeson had thought that plot 4 looked "longer", and she was right that that was an illusion, due to plot 4 (and plot 1) having the cantilevered gable overhang at the front (as per the original consented design).
2. Mrs Leeson said she would like the front walls of the houses to line up, but we agreed it was OK as shown, because the consented scheme had always had the front walls having a slight sequential setting back, from plot 4 to plot 1 (most easily seen by reference to the southern corners of the main roofs, as per the red line I've drawn on this scrap below)

If I can be any help please let me know.

The application having been lodged on 21st Nov, and now validated, I believe that's when the 28 days are counted from.

Kind regards,
Peter Champion



-----Original Message-----

From: Peter Champion

Sent: 20 November 2013 11:36

To: Susan Leeson

Subject: RE: Sylvan Way, Bognor Regis

Dear Mrs Leeson,
Thanks.

But did you mean "wider"? Because the building on Plot 4 is slightly wider, having remained exactly as it was; I haven't narrowed it a bit like the others.

I think you'd agree that the difference would be imperceptible from the street, it would only ever be us who knew the difference. Nevertheless, if you like I could make building 4 identical (but handed) to building 1; I'd rather not, but I will be guided by you.

Regards,
Peter Champion

Note - you may notice that the rear extension of building 4 differs from the others. When in BR/25/13/NMA, I extended the rear extensions of plots 1-3 from 1.5m to 2.5m, I left plot 4 at 1.5m, on the basis that I didn't want to extend further behind Sandy Lodge. This was probably unsound thinking on my part anyway, as it is only a ground floor extension so shouldn't have been an issue.

-----Original Message-----

From: Susan Leeson [mailto:Susan.Leeson@arun.gov.uk]

Sent: 20 November 2013 11:18

To: 'Peter Champion'

Subject: RE: Sylvan Way, Bognor Regis

Dear Mr Champion

Yes, I agree, but they must both be the same length that is to say to mirror each other. The drawing shows number 4 to be slightly longer, maybe that is just an illusion.

Regards

Susan Leeson

From: Peter Champion [REDACTED] **On Behalf Of** Peter Champion

Sent: 20 November 2013 11:14

To: Susan Leeson

Subject: RE: Sylvan Way, Bognor Regis

Dear Mrs Leeson,

Thanks for looking at this. The agreed designs for the houses have the outer two having cantilevered gable roofs at the front (not sure what the right term is!) which therefore make those buildings appear on the block plan to extend further forward than do the middle two (the truer line of the buildings can be seen from the rears of the rooflines).



Below is a scrap from the current consented plan, BR/58/13, which shows that the houses, even allowing for those roofs, were never quite lined up, having a slightly progressive set-back going from plot 4 to 1.

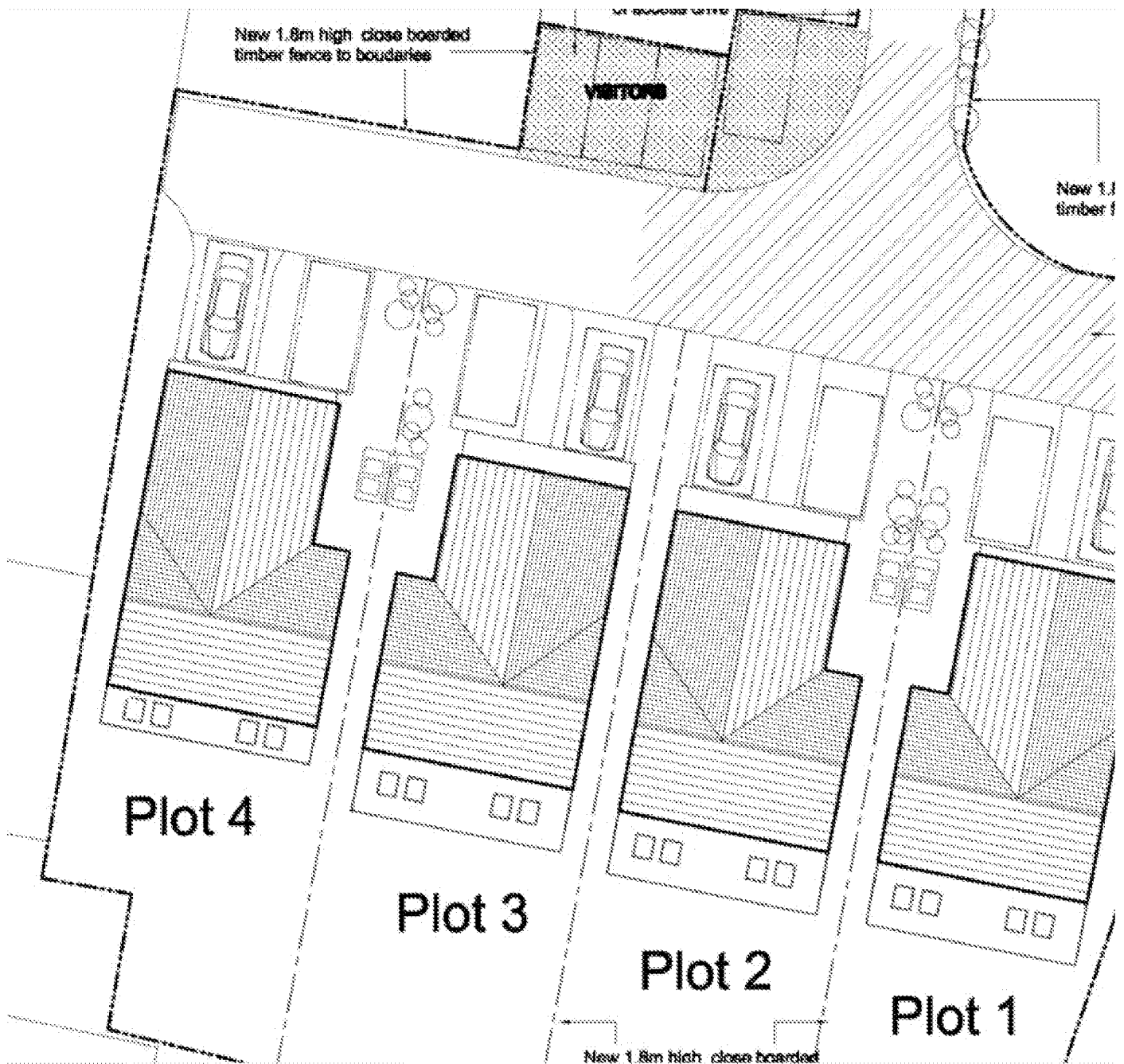
I think you'd agree that I ought not to move building 4 back, because of the proximity to, and sight lines from, Sandy Lodge. So would you suggest I leave my current draft plan as it stands (my preference), or would you like me to bring plots 1-3 forward, enough for all 4 front wall faces to line up?

I've attached again for your convenient reference my current draft.

Hoping to get everything submitted later today, with a view to getting a decision before Xmas.

Kind regards,
Peter Champion
[REDACTED]

Current consented scheme BR/58/13



-----Original Message-----

From: Susan Leeson [<mailto:Susan.Leeson@arun.gov.uk>]

Sent: 20 November 2013 08:08

To: 'Peter Champion'

Subject: RE: Sylvan Way, Bognor Regis

Dear Mr Champion

The dwellings should all line up at the front, therefore dwelling 4 should be pulled back.

It should be appreciated that the above comments are my opinion only and cannot in any way prejudice the ultimate decision reached on any application submitted, which will of course be considered on its own merits, and any representations received from interested persons would be taken into consideration.

Regards

Susan Leeson

From: Peter Champion [REDACTED] **On Behalf Of** Peter Champion
Sent: 19 November 2013 14:40
To: Susan Leeson
Subject: RE: Sylvan Way, Bognor Regis

Dear Mrs Leeson,
Attached is the revised site plan drawing

I'll be grateful if you would confirm it's OK, so I can get the revised elevations etc and the application form submitted.

Kind regards,
Peter Champion
[REDACTED]

-----Original Message-----

[REDACTED] **On Behalf Of** Peter Champion
Sent: 19 November 2013 10:26
To: Susan Leeson
Subject: RE: Sylvan Way, Bognor Regis

Thanks. Just to be sure, I'll send over a redraft later, with building 4 having the same 1m +1m spacing to building 3, as per the others, if I've understood you correctly.

Regards,
Peter Champion

(sent from mobile)

On 19 Nov 2013 07:48, "Susan Leeson" <Susan.Leeson@arun.gov.uk> wrote:

Dear Mr Champion

In order for this to be acceptable as an NMA, plot 4 will need to have the same gap ratio as the other properties and relate to it as per the approval, otherwise it will be a material change.

Regards

Susan Leeson

From: Peter Champion [REDACTED] **On Behalf Of** Peter Champion
Sent: 18 November 2013 17:11
To: Susan Leeson
Subject: Sylvan Way, Bognor Regis

Dear Mrs Leeson,

Thanks for your time a couple of weeks ago, when we discussed my need to put in a NMA, non-material amendment, to BR/58/13.

Unfortunately I am having to do the drawing changes myself as Garry has just gone off on holiday for a couple of weeks. Attached is what I am proposing, the same as I showed you, so that the project can be built in 2 phases, firstly plots 1-3, then plot 4 at a later stage.

As we discussed, I may later want to make plot 4 slightly larger (e.g. with a double garage, and move the bulk of the house east by more than 1m.). But we agreed that since these changes would be beyond NMA rules, I would leave plot 4 as it is for this phase 1.

(but having said that, if you want me to close up the gap a bit between plots 3 & 4, by an NMA-allowable 1m., I am happy to do that)

If you would be kind enough to confirm that this drawing reflects our discussion, I shall finalise it and also make the amends to the elevations and floor plan drawings, and get the application submitted this week.

Kind regards,

Peter Champion

