

From: Simon Davis
Sent: 01 May 2019 10:28
To: Niall Tutton [REDACTED]
Subject: RE: 86 Annandale Avenue, Bognor Regis (BR/317/18/PL)

Dear Niall,

I will finish my report today. I can then put the decision through to my team leader for sign off. Are you able to agree an Extension of Time? If so, could you agree one to the end of this week – 03/05/19.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Niall Tutton [REDACTED]
Sent: 01 May 2019 08:29
To: Simon Davis <simon.davis@arun.gov.uk>
Subject: 86 Annandale Avenue, Bognor Regis (BR/317/18/PL)

Dear Simon,

Please can you advise as to the progress of this matter?

Kind regards,

Niall

Niall Tutton BSc(Hons) MA

Planner

Robert Tutton Town Planning Consultants Ltd
293 Havant Road, Farlington, Portsmouth, Hampshire, PO6 1DD

[REDACTED]

From: Simon Davis <[REDACTED]>
Sent: Friday, April 5, 2019 2:26 pm
To: 'Robert Tutton'
Cc: [REDACTED]
Subject: RE: 86 Annandale Avenue, Bognor Regis (BR/317/18/PL)

Dear Mr Tutton,

Thank you for this and the imagery received yesterday. We will now consider this with a view to formulating our recommendation.

I have allocated time in my calendar to start writing the report on the 25th April and I would be grateful if we could agree an extension of time until the end of April – 30/04/19.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Robert Tutton <[REDACTED]>
Sent: 05 April 2019 13:07
To: Simon Davis <[REDACTED]>

[REDACTED]

Subject: 86 Annandale Avenue, Bognor Regis (BR/317/18/PL)

Dear Simon Davis

We have noted, on your Council's web-site, the recent receipt of an undated letter from 84 Annandale Avenue.

As you recorded recognition (in your email to this office at 1504 hours on 12th February) that "...*the revised scheme resolves items (2) to (4)*" of the two Reasons for Refusal of BR/84/18/PL, we are concerned at the recent unsubstantiated charge set down in the letter from 84 Annandale Avenue that "*The generated photographs are misleading..*", so we have invited the preparer of the computer-generated image to respond - his comments are set out below.

We would respectfully suggest that the submitted computer-generated image presents a more realistic impression of the three-dimensional impact of the proposal than two-dimensional drawings or the imagination of third parties whose primary concerns are the value of their property (not a planning consideration) and the availability of car parking (not previously a Reason for Refusal). In our respectful submission, the computer-generated image ably demonstrates that our clients' proposal would **not** have an overbearing impact on the garden of 84 Annandale Avenue and **would** deliver precisely the kind of 'airspace' development that is encouraged by paragraph 118(e) of the new NPPF. In that light, we would welcome your support for our client's proposal. Thank you.

Kind regards,

Robert Tutton

Director

Robert Tutton Town Planning Consultants Ltd

23 Romsey Avenue, Fareham, Hampshire, PO16 9TR

From: Adam Ellwood [REDACTED]
Sent: 05 April 2019 11:55
To: Robert Tutton
Subject: Re: 86 Annandale Avenue, Bognor Regis (BR/317/18/PL)

Dear All,

(Reference to the letter written by Julia Martin of 84 Annandale Avenue)

In response, it quotes that "*the generated photographs are misleading*" and as the illustrator of these images, I firmly disagree with this statement and feel it is merely a 'throw away' comment in order to

disrupt the planning application approval. Without going through the meticulous process of producing one of these images to show you the level of accuracy involved, I can confirm that every image was modelled exactly to the 2D drawings provided by the project architects and then placed into the site photo with the correct position as indicated and calculated by the software I use. This type of image is not a perfect science but it gives a high level of precision when portraying what a proposed development might look like in context. I have been producing similar images for more than 8 years now and have a Bachelor of Arts and Master's Degree in the field. I standby every image I produce and I have no agenda other than to produce what I feel is the closest representation of any architectural proposal.

This is the first occasion anyone has doubted my work and many clients and planners previously have found the images to be very useful, not only for approvals but also refusals. I would be happy to answer any questions regarding this matter as I pride myself on my honesty and integrity.

Regards

Adam

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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