

Lynnyrd Wolfe

From: Maria Tomalova
Sent: 19 July 2019 10:52
To: Planning.Responses
Subject: FW: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis
Attachments: 180037_02B_blockplan-A3 SHEET.pdf; 180037_03A_proposedsiteplan-A1 SHEET.pdf; 180037_04A_proposedplansandelevationsP1andP2-A1 SHEET.pdf; 180037_05A_proposedstreetscenes-A1 SHEET.pdf; 180037_07_proposedplansandelevationsP3andP4-A1 SHEET.pdf; 180037_08_proposedplansandelevationsP5andP6-A1 SHEET.pdf

Please see an action sheet.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: [REDACTED]
Sent: 05 July 2019 10:38
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Maria

I have now tweaked the design of the units to comply with the minimum floor areas. I would however note that in accordance with Table 1 for minimum gross internal floor areas there are small unit sizes that comply to the ones you have specified.

I confirm that plots 1 and 6 are now 2 bed 3 person houses at 72sqm. Plots 2 and 5 are now 2 bed 4 person houses at 81sqm. Plots 3 and 4 are now 3 bed 4 person houses at 87sqm. All the bedroom areas and widths now all comply. On this basis all units now comply with the standards.

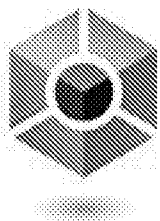
I have revised all the plans necessary and attach a set of revised plans. The revisions now address the issues of design with all the units basically copying the design within Kew Gardens. All the accesses and car parking are now between the houses to match the character of the area. The gardens all comply with the 60% of floor space and are in fact all 100% of floor space. There is plenty of space for soakaways within the rear gardens to take all units.

This satisfies all the issues raised. I would be grateful if you can accept the attached drawings as revisions to the application. I would be grateful if you can do the necessary re-advertisement and re-consultation to progress the application. I am away next week but will pick up any emails if required.

Regards

Philip Dudley
Director

[REDACTED]
Mob: 07551 079205



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[REDACTED]

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 24 June 2019 10:51

To: [REDACTED]

Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Philip,

Please see below the min requirement for the floor space.
I am afraid your proposal would not comply with.

Until you not satisfy this, there is no point to discuss the design;
The design itself looks acceptable, however the numbers below are equally
Important.

Technical housing standards – nationally described space standard

- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

2bed , 2storey dwellings

min 79 square metres

3bed, 2storey

min 102 square metres

Kind regards

Maria

From: [REDACTED]
Sent: 22 June 2019 12:57
To: Maria Tomalova
Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Maria

I have added a scale bar to the sketches if this helps. I would be grateful for your general comments on the overall design of the elevations. I would also ask if you can clarify what standards you are referring to and are these adopted policy. The floor plans attached are standard layouts I have used with other local authorities who have never raised specific concerns about room dimensions and areas.

Look forward to your comments.

Regards

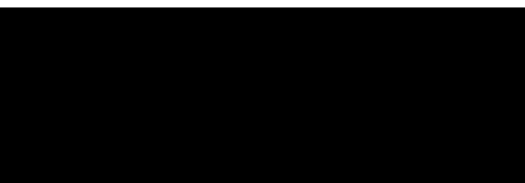
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Director

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 21 June 2019 10:31

To: [REDACTED]
Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Philip,

Thank you for your email.

It is rather difficult to comment your drawings, since I do not have a tool to measure it on the screen
And I am not sure the size of some bedroom comply with the standard (min width 2.15m, min floor space for 1 bed
7.5 square metres.

It would be helpful, if you send me the drawings showing the dimensions.

Kind regards

Maria

From: [REDACTED]
Sent: 20 June 2019 16:57
To: Maria Tomalova
Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Maria

Attached are draft floor plans and elevations for all the units. Also the street scene. Can you provide comments so
that I can get all the drawings formally revised and issued as amendments to the application.

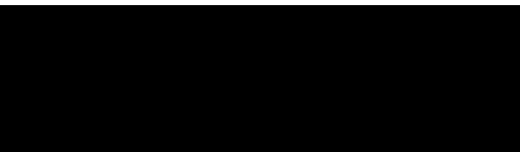
Regards

Philip Dudley
Director



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 17 June 2019 16:04
To: [REDACTED]
Subject: RE: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Philip,

Thank you for your email.

Your new layout shows an improvement and I believe that enough space would be provided for surface water drainage.

If you send elevations it would be helpful.

Kind regards

Maria

From: [REDACTED]
Sent: 17 June 2019 14:20
To: Maria Tomalova
Subject: BR/63/19/PL, 15-17 Kew Gardens, Bognor Regis

Hi Maria

Further to my previously email I attach a sketch layout and block plan of revised scheme for your comments. In summary we have kept to 6 units but reduced the overall size down to follow the pattern of the houses in Kew Gardens. Revisions include

1. Make 2 plots two bed units with the rest 3 bed units. Plots 1 and 6 are the two bed units.
2. Reduced the size of the units down to match the house sizes within Kew Gardens
3. Made all the gardens bigger. They are now all over 100% of the floor area.
4. More space at rear for the soakaways
5. Car parking and access matches the opposite side of the road with parking between each house to enable front gardens.
6. All the houses brought forward to the front building line running parallel with the lay by kerb.
7. Houses simple design with gable roofs to match other houses with simple frontages and no bay windows.

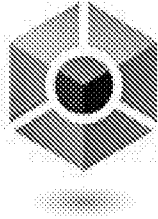
In conclusions we have resolved the drainage issue as there is now plenty of space at the rear for soakaways. Car parking is now all between the houses which matches the other houses in Kew Gardens. All the gardens are well over 100% of the floor area. The design of the houses matches the houses in Kew Gardens with simple frontages and gable end roofs.

You will see from the block plan that although we have kept 6 units by making the layout match the opposite side of the road we are still in keeping with the character of the area with the houses simply reduced in size. The layby can still have roughly 3 cars parking spaces where the front gardens are in between the access so you are not losing any spaces than what is currently there. Overall this scheme complies with all the design criteria and simply matches the style of units in Kew Gardens.

I would be grateful for your comments so that I can resubmit revised drawings for the application.

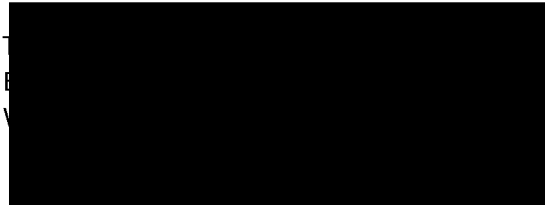
Regards

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