

From: Simon Davis
Sent: 08 April 2021 17:34
To: Planning Scanning
Subject: FW: BR/8/21/RES

Application Correspondence

From: Simon Davis
Sent: 08 April 2021 14:09
To: Richard Stefanski [REDACTED]
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Richard,

I discussed the application with my Team Leader earlier this week and I'm afraid that we can't support the current proposal.

Our concern is with the height/scale and design of the proposed building. The Outline was for up to 10 flats over a max of 3.5 storeys but we did not give any indication at that time that such a scheme would be acceptable and indeed our members expressed serious concerns at Committee regarding 3.5 storeys/10 flats. We consider that the proposal will be out of character with its surroundings (noting that the predominant existing form of development is two storeys) and that the proposal could also result in harm to the two nearby heritage assets (signal box & railway bridge).

I am also not sure whether the RES is technically in accordance with the Outline as that proposed demolition and conversion whereas your proposal appears to be for straight demolition and rebuild. To be clear on this question, would require me to seek legal assistance.

Finally, I note that there is no response on the application condition 4 of the Outline regarding flood levels. You are correct in the submission that the site lies in FZ1 but the Outline decision made it clear that this risk is due to surface water flooding and this does not show up on the EA flood maps.

We are unable to accept changes to the application as we have to make a determination by the 4th May. Therefore, we propose to refuse the application. Alternatively you could withdraw and resubmit – please advise me if you wish to do this.

(Edit – not possible to resubmit a RES due to time limits imposed by the Outline.)

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Richard Stefanski [REDACTED]

Sent: 07 April 2021 09:50

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Alex Burrows [REDACTED]

Subject: RE: BR/8/21/RES

Dear Simon

Could you provide an update regarding the above application? Are there any further concerns at this stage?

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

[REDACTED]

Registered in England - No. 5923941

VAT Registration - No. 990 2884 82

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From: Richard Stefanski
Sent: Friday, March 12, 2021 4:36 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon

Please find attached the updated drawings.

All the best

Richard

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Friday, March 5, 2021 6:01 PM
To: Richard Stefanski [REDACTED]
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Hi Richard,

The EHO has just responded to say that she has no further concerns with the proposal as amended. Therefore, can you submit the change formally to me and I will get them changes on the system.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Richard Stefanski [REDACTED]
Sent: 04 March 2021 15:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon

Do you have an update with regards to below?

Many thanks

Richard

Richard Stefanski

JJR Designs - Architectural Services
Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, February 24, 2021 12:11 PM
To: Richard Stefanski <[REDACTED]>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Hi Richard,

Not yet. The EHO was on leave last week due to Half Term. If you don't hear from me by the end of this week, chase me and I will chase EH.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Richard Stefanski [REDACTED]
Sent: 24 February 2021 12:03
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon

Did you manage to get any feedback from Environmental Health?

Kind regards

Richard

From: Richard Stefanski
Sent: Tuesday, February 16, 2021 1:12 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Hi Simon

Happy to wait a short time so you can run the changes past your Environmental Health Officer.

I appreciate you contacting us to go through these concerns at an early phase of the application.

Do let me know the outcome of your discussions. Any problems please feel free to call.

I look forward to hearing from you in due course.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Tuesday, February 16, 2021 1:03 PM
To: Richard Stefanski [REDACTED]
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Richard,

I am not qualified to advise whether or not the changes will be acceptable. If you are prepared to wait for a short time then I can informally run the changes past our Environmental Health Officer (likely a week but possibly more due to Half Term) or you can formally submit the changes to me and I will then reconsult the EHO. Please advise your preference.

As regards the question of the change to the NW elevation, I have looked back at the photos I took in late 2018 and I see that there is already quite a contrast between that elevation and the render on the rest of the building. I have no objection in principle to brick but please achieve as much of a similarity as you can. For example you could use white painted brick or I have just seen on Google that you can buy white bricks without painting them.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Richard Stefanski [REDACTED]
Sent: 15 February 2021 12:52
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon.

Do you have availability this afternoon to discuss the content of Fridays email?

Kind regards

Richard

From: Richard Stefanski

Sent: Friday, February 12, 2021 5:07 PM

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Alex Burrows [REDACTED]

Subject: RE: BR/8/21/RES

Dear Simon

Hope all's well.

I understand you are preparing a Committee Report this week for Appeal Hearing, please could you contact me on Monday to discuss the attached plan. I can confirm the following adjustments:

Unit G.1

- Floor plan revised. Adjusted from a 5-person 3 bed to a 4-person 2 bed.
- Window located in the living/kitchen dining, along the north west elevation, kept fixed shut, standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods. The room benefits from openable windows along the south east elevation. The windows are large enough to provide adequate purge ventilation.
- Bedroom 1 & 2 are located, with openable windows along the south east elevation.

Unit G.2

- No Change

Unit 1.1

- No Change

Unit 1.2

- No Change

Unit 1.3

- No Change

Unit 2.1

- No Change

Unit 2.2

- No Change

Unit 2.3

- No Change

Unit 3.1

- Window located in the living/kitchen dining, along the north west elevation, kept fixed shut, standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods.. The room benefits from openable windows along the south east, and south west elevation. The windows are large enough to provide adequate purge ventilation.

Unit 3.2

- No Change

I note within the Noise and Vibration Assessment, composed by Acoustic Associates Sussex Ltd, The noise assessment shows that the LAeq,T sound levels for the daytime period (07:00hrs - 23:00hrs) and night time (23:00hrs - 07:00hrs) due to train pass-by events alone are such that utilising standard thermal double-glazing (which provides a sound reduction of RRAIL = 36dB) will be sufficient to ensure compliance with the requirements of BS8233 for daytime and night time periods within residences so long as windows are closed. However, if Bedrooms are to be located on the façade facing the railway line, glazing capable of providing a sound reduction of RRAIL = 45dB would be required to satisfy the night-time Lmax requirements of the ProPG Planning and Noise. Background Ventilation will also need to be achieved by an acoustically enhanced system such as acoustic trickle vents, acoustic air bricks or sound attenuated mechanical ventilation.

It should be noted that the attached design, in most cases, uses buffer-zones to protect habitable rooms. The buffer-zone is created using bathrooms, utility, kitchens, and halls. They are used in this design on the most exposed elevation. In addition, further to this recent adjustment, no bedrooms have windows within the north west elevation.

Whilst writing, we have concerns regarding the render on the north west elevation. We would like to discuss a brick finish on this elevation for maintenance, and aesthetic purposes. We are keen to have a building that looks good throughout the year, render in this location is hard to maintain.

I look forward to discussing with you on Monday. Once we are in agreement that the layout is acceptable, we will update the information immediately and submit updates.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Wednesday, February 3, 2021 12:36 PM

To: Richard Stefanski [REDACTED]

Subject: BR/8/21/RES

Dear Richard,

Please note that I have had an objection from Environmental Health stating that:

With reference to Environmental Health's comments on the original application (BR/142/18/OUT), Environmental Health objects to this application as the layout has habitable rooms facing the railway which will mean that BS8233 will only be met if the windows are kept closed. This application therefore does not follow the principles of good acoustic design within ProPG.

Please note that this was raised at the outline stage and indeed formed part of an informative 12 on the decision notice. I therefore write to request that you amend the floor plans/building layout to remove habitable rooms from the elevation backing onto the railway line. Please provide amended plans by the 17th February or if you need longer, advise me when you need until.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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