

[REDACTED]

From: Natalie McKellar [REDACTED]
Sent: 13 July 2021 14:19
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

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Hi Neil,

Apologies, perhaps there has been some confusion as every effort has been made to address your comments.

Your email to Kerry dated 1st July properties sets out that properties ***'should be 12m from the existing boundary. As advised, this issue would be removed if the properties were 1 ½ storey maximum with no first floor windows facing west'***. Kerry's email response also of 1st July advised that we were in the process of amending the design to alter plots 2, 3 and 4 to 1.5 storey with only high level rooflights at the rear, west elevations.

As such Plots 2, 3 & 4 have all been amended and the layouts altered in order to accommodate your advice. The changes made are as follows:

Plot 2 has been reconfigured to 1.5 storeys with the third bedroom and en-suite bathroom only to the rear, served by 3 no. high level roof lights at first floor level to the west elevation. It is expected that the windows to the west would be fixed and obscured below 1.7m over finished floor level to prevent overlooking.

Plot 3 has been amended to 1.5 storeys with bedrooms fronting the street and a bathroom and en-suite served by high level roof lights to the west. It is expected that the windows to the rear roof slope would be fixed and obscured below 1.7m over finished floor level to prevent overlooking

Plot 4, which was already 1.5 storey has been reconfigured with bedrooms to the front overlooking the street, and only a fix and obscured bathroom window facing west.

As such we trust these amendments address the issues raised in your email of 1st July and we would be grateful to receive confirmation that you are looking to support the application.

Kind regards,
Natalie

From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 13 July 2021 12:30
To: Natalie McKellar [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Natalie,

At first glance, these plans do not appear to accord with the advice I provided.

Could you set out what amendments have been made?

The application will be determined on the basis of these plans and I will not be providing further comments.

Thanks, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Natalie McKellar [REDACTED]
Sent: 12 July 2021 13:06
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: FW: CM/17/21/PL land at Wren Cottage

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Hi Neil,

Further to your emails with Kerry below please find attached the full amended drawing pack for land at Wren Cottage as requested. I also attach an amended CIL Form 1 in line with the changes made.

I would be grateful if you could confirm receipt of this email and attachments. Once you have had an opportunity to consider the amendments, please let us know whether they address your previous concerns with the proposals or if you require anything further.

Kind regards,
Natalie

Natalie McKellar MA MRTPI
Senior Planner

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From: Kerry Simmons
Sent: 08 July 2021 13:05
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Ben Smith [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Hi Neil,

Just a short note to let you know that we expect to have the substitute plans ready for submission tomorrow.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner

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From: Kerry Simmons
Sent: 01 July 2021 10:50
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: CM/17/21/PL land at Wren Cottage

Hi Neil,

Thank you for coming back to me and thank you for the clarification. We are now in the process of amending the design to alter plots 2, 3 and 4 to 1.5 storey with only high level rooflights at the rear.

We are aiming to submit the substitute plans to you next week.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 01 July 2021 09:40
To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

I have seen Anita's previous correspondence.

I am very content that the relationship that results from plots 2 and 4 is unacceptable and the proposals would be refused as currently proposed. These back to back distances are unacceptably short.

As the properties to the west are bungalows and you are proposing full two storey dwellings, I consider that the guidance in the Design Guide should be adhered to and properties should be 12m from the existing boundary. As advised, this issue would be removed if the properties were 1 ½ storey maximum with no first floor windows facing west.

You only refer below to addressing previous comments in respect of plot 4's relationship with properties in Apple Tree Walk; not the 21m back to back distances quoted by Anita. These have not been addressed.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 29 June 2021 13:10
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: CM/17/21/PL land at Wren Cottage

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Hi Neil,

Further to you email dated 25th June below I would like to take the opportunity to highlight that, as I am sure you are aware, this is already the second submission of this application at Wren Cottage. The initial application was withdrawn following discussions with Anita Gardner, a copy of her email, which was followed up with telephone discussions, is included below.

Anita's email makes it clear that her concerns relate to Plots 2 and 4, and the application needed to demonstrate their compliance with the Arun Design Guide. Subsequently the application was withdrawn and amendments made, in line with the guidance from Anita that Plot 4 should be altered, taking it away from the southern boundary, and reduced to 1.5 storeys in height. These amendments were made and the application resubmitted.

The application demonstrated compliance with the guidance in terms of the 25 degree rule to Plots 2 and 4.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 08 February 2021 15:44

To: Kerry Simmons [REDACTED]

Subject: RE: CM/53/20/PL - Wren Cottage

Hi Kerry,

There is an issue with what I presume is plot 2. There is insufficient depth to the rear. Part G of The Arun Design Guide which was adopted earlier this month requires :

'Back-to-Back Distances Between Buildings

For the purposes of privacy and to avoid overlooking, the minimum back-to-back dimension should be 21m, provided by rear gardens of minimum 10.5m. Back-to-back distances should be informed by the 25 Degree Rule to ensure proper provision of sunlight and daylight.

Back-to-Side Distances Between Buildings

In respect of plot 4(?) Back-to-side distances between buildings should be informed by the 45 Degree Rule to ensure that adequate sunlight and daylight is provided.

Please can you provide details to demonstrate that these plots are compliant. Plot 2 may need to be reduced to a 2 bed dwelling to reduce its footprint and increase its distance to the rear without decreasing the space in front of the property.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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As such it would seem unusual at this late stage in the application, following withdrawal and negotiations of the previous application that you are raising new concerns relating to the scheme, particularly considering the issues with Plot 2 were overcome and alterations to the siting and scale of Plot 4 addressed Anita's previous comments. At no stage until this point have concerns been raised in terms of Plot 3.

I believe it is also important to note that the majority of garden lengths are roughly compliant with the Arun District Council's Design Guide SPD but that rigid compliance with these guidelines should not be a requirement of planning applications, as we would draw your attention to the Inspector's decision relating to LA Ref: R/117/20/OUT which states that a back to side separation distance less than 14m would not be harmful to neighbour amenity despite the SPD requirements.

I can advise that the applicant is agreeable to amending plot 2 to 1.5 storeys with only high level rooflights in the rear roof slope, given its proximity to the neighbouring property to the rear.

Based on the above information and that plot 3 has not been raised as an issue in the previous application, given that the back to back relationship between properties is 23 metres, we would ask that this is further considered and that we agree an extension of time to allow for substitute plans to be provided for plot 2.

I look forward to hearing from you in due course.

Kind regards,

Kerry

Kerry Simmons MA MRTPI

Partner



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From: Neil Crowther <Neil.Crowther@arun.gov.uk>

Sent: 25 June 2021 15:33

To: Kerry Simmons [REDACTED]

Subject: FW: CM/17/21/PL land at Wren Cottage

Kerry,

Further to my email below, I have visited the site from the rear of properties in Wooldridge Walk and can now provide full comments on the proposals.

You will be aware that our recently adopted Design Guide has suggested minimum separation distances. This suggests that a minimum back to back distance for a two-storey dwelling to a two-storey dwelling should be 21m. It also seeks to ensure that the backs of buildings are 12m away from site boundaries.

Below I have set out some specific concerns I have from just looking at the site plans in respect of the proposals for plot 2 and my site visit has confirmed these.

No properties are 12m from the site boundary and the relationship is not to two-storey dwellings to the west. There are unacceptable relationships proposed between the proposed and existing dwellings. The distance to the rear of no.5 is only 15.6m and to no.7 only 20m. The distance to no.6 and no. 4 is only 22m – whilst this is marginally above our guidelines, the relationship is a two-storey dwelling to a single storey dwelling and therefore an additional allowance should be included (especially as the properties are not a minimum of 12m from the boundary).

I will be recommending refusal of the proposals as they currently stand. In order for a scheme to be considered favourably, I would suggest that Plots 2 – 4 are proposed without first floor windows to the rear and are significantly reduced in scale so that they are 1 ½ storey maximum height.

It would be appreciated if you could confirm your intentions – allow the application to proceed to determination, withdraw and amend the proposals etc.

Regards, Neil

Neil Crowther

Group Head of Planning

T: 01903 737839

E: neil.crowther@arun.gov.uk



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From: Neil Crowther
Sent: 23 June 2021 14:26
To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

Yes, I have had a chance to review the application. I want to go and visit the site again and see the impact from adjoining properties and I am waiting to hear back from the Ecologist.

Whilst I consider that you have addressed the relationship issue with 30 Appletree Walk, I do not consider that the relationship from plot 2 to properties in Wooldridge Walk has been satisfactorily addressed. I need to look at this properly on site but I'm not convinced that this relationship is satisfactory. This could be overcome if Plot 2 was a bungalow. Would you be prepared to amend the scheme this way? If so, I could take the application to committee on 28 July with a favourable recommendation.

Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 21 June 2021 14:21
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: FW: CM/17/21/PL land at Wren Cottage

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Hi Neil,

I am emailing to ask whether you have had an opportunity to review the above application and for an update on progress? or whether you require any further information/clarification further to your email below?

I look forward to hearing from you.

Kind regards.
Kerry

Kerry Simmons MA MRTPI
Partner



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From: Neil Crowther <Neil.Crowther@arun.gov.uk>

Sent: 11 June 2021 11:14

To: Kerry Simmons [REDACTED]

Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

I forwarded your ecological report that you submitted on 26 May to our ecologist on the same day. As we are waiting for their response, the application will not go to committee on 23 June.

I will try and spend some time looking at the application next week as I have not had a proper opportunity to do so yet. Hopefully we can have a meaningful catch up by the end of next week.

I have received the attached from your client. I will not be responding to them as you are the agent whom I need to correspond with.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839

E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]

Sent: 10 June 2021 11:52

To: Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: RE: CM/17/21/PL land at Wren Cottage

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Hi Neil,

Just a short email to ask if you could update me on progress with the above application and advise whether the application will be considered at the next Planning Committee?

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner

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From: Kerry Simmons
Sent: 26 May 2021 11:54
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: CM/17/21/PL land at Wren Cottage

Neil, thank you for your email. It certainly is a very busy time. If you're able to give me an update later this week that would be greatly appreciated.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 26 May 2021 09:15
To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

Sorry for not coming back to you.

I have picked up a few apps to try and help officers out and, as you can imagine, finding time to look at them is proving difficult. I will try and catch up on this one this week (I am on leave next week). I am aware that the Parish have objected so if I am recommending approval, it will need to go to Committee. The next Committee is 23/6 but I will need to write a report by the end of this week – I have already got two others done this week for the same reasons!!

I will come back to you in a couple of days.

Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 19 May 2021 13:18
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: CM/17/21/PL land at Wren Cottage

Dear Neil,

I understand that you are the case officer dealing with the revised application for land at Wren Cottage – are you in a position to provide us with an update on progress and whether the amendments to Plots 2 and 4 have addressed the development management issues raised with the previous application? I note that the parish council has maintained its objection to the proposals, and on that basis are you able to advise whether the application will be taken to the planning committee for a decision?

I look forward to hearing from you.

Kind regards,

Kerry

Kerry Simmons MA MRTPI

Partner



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