

From: Zac Denton
Sent: 10 December 2020 09:11
To: Planning Scanning
Subject: FW: Planning Decision on EP/37/20/HH : 56 Angmering Lane

EP/126/20/HH – Additional Documents – Supporting Comments from Agent

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Carl Moore [REDACTED]
Sent: 09 December 2020 09:03
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: FW: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good morning Zac,

Further to my email sent on Thursday 3rd December, the client has asked me to forward some photographs of various types of detached houses on the estate which are all close to 56 Angmering Lane. You will note that there is no typical designs and many of the dwellings have been substantially extended and altered in the overall appearance.

As you will see there are many modern designs that include large glazed frontages and contemporary materials. Some include crown roofs, such as Shore House that don't show an obvious 3rd storey. The application we have submitted is similar to this. As you know Permitted Development allows 50m³ of roof alterations and therefore a 3rd storey can be undertaken without planning permission. We have noted many dwellings on the estate that have undertaken roof alterations and extensions to provide the 3rd storey.

I should be very grateful if you could have a look at the photos below and provide me with an update.

Kind regards

Carl Moore
Atterbury Moore Associates







SHORE HOUSE – includes a crown roof similar to the proposed and a 3rd storey





BEACHCOMBER HOUSE – Extensive extensions and alterations that back on to the garden of 56 Angmering Lane







From: Carl Moore
Sent: Thursday, December 3, 2020 3:37 PM
To: 'Zac Denton' <Zac.Denton@arun.gov.uk>
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good afternoon Zac,

I refer to the new planning application for various extensions at 56 Angmering Lane. I understand we are getting close to the expiry date and wondered if you could kindly provide me with an update. I note that we have had several objections to the proposals and I must admit I am slightly shocked by some of the comments.

I have attached a birds eye plan of the existing dwellings around 56 Angmering Lane and this is by far the smallest footprint of all of the houses in the area. You can clearly see that many of these dwellings have substantially increased the floor area including No. 54 to the north.



As you will be aware I consulted with you prior to the application and you favoured the crown roof which is typical roof design around this area. I cannot understand why the objections from the Parish Council are suggesting that the proposals are overdevelopment. I could understand if the proposal was 2/3-storey from boundary to boundary but we have been very careful to keep a fair distance from the north and south boundary. Please see the existing and proposed street scenes below:-



You will see from the elevations that the existing and proposed are almost the same so the suggestions of overdevelopment and a 'mansion' being created is not true. The client and I feel that we have substantially reduced the original proposal and designed the dwelling to be more in keeping with the existing. I appreciate there is a large window in the front elevation and we have opted for more modern materials but I don't believe this is a reason for refusal.

You only have to walk down Angmering Lane to see the many dwellings that are now clad in grey composite board and include large amounts of glazing. This is typical of modern design.

I should be very grateful if you could let me know if you have had a chance to have a look at the proposals yet and let me know your thoughts at this stage.

Kind regards

Carl Moore
Atterbury Moore Associates

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]
Sent: Thursday, September 24, 2020 3:57 PM
To: Carl Moore [REDACTED]
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Dear Mr Moore,

Thank you for your email.

I have discussed the options with my Team Leader, and we believe that Scheme 2 (with the crown roof) would be looked upon more favourably.

Kind regards,

Zac

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

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From: Carl Moore [REDACTED]
Sent: 23 September 2020 14:50
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Many thanks Zac

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
Sent: Wednesday, September 23, 2020 9:39 AM
To: Carl Moore [REDACTED]
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good morning Carl,

My apologies I do not recall the email below.

I have a case review tomorrow with my Team Leader where we will discuss the drafted plans. I will email you thereafter with any comments.

Kind regards,

Zac

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

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From: Carl Moore [REDACTED]
Sent: 18 September 2020 17:27
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Darren Street [REDACTED]
Subject: FW: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good afternoon Zac,

Please could you confirm that you received the email below with regard to 56 Angmering Lane. The client is very keen to resubmit the planning application, however I would really appreciate your guidance before proceeding.

Kind regards

Carl
Atterbury Moore Associates

From: Carl Moore
Sent: Monday, September 7, 2020 5:00 PM
To: 'Zac Denton' <Zac.Denton@arun.gov.uk>
Subject: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good afternoon Zac,

I refer to the recent planning decision to refuse the proposals at 56 Angmering Lane and your emails below requesting alternative designs that you can discuss with your Team Leader.

Therefore as requested I have now discussed the proposals with the client and he has asked me to forward these alternative designs to you in order to obtain some advice. We would like to re-submit the application as soon as possible, however I think it would be good to obtain some positive advice from yourself before we proceed.

I have attached 2 different schemes but the client would like to persevere with the 3-storey design shown in scheme 2 if this is possible. This design would incorporate the 3rd storey within the roof and would include a crown roof, which is similar to many dwellings within the area. You will still note that the footprint of the house is still less than the neighbours so we believe this would be a good compromise.

Scheme 1 is a similar design to the refused proposal, however I have removed the 3rd storey. I believe the neighbours were concerned about the modern appearance of the original proposal so I'm not sure if this will solve this issue. However I would still appreciate your thoughts on this scheme.

Thank you for your assistance in this matter and if you should require any further information then please do not hesitate to contact me.

Kind regards

Carl Moore
Atterbury Moore Associates

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
Sent: Friday, June 12, 2020 7:55 AM
To: Carl Moore [REDACTED]
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Good morning Carl,

I would say that a third storey would be unlikely to be acceptable, the proposed extensions should be two storey only. A contemporary design will be considered if it were felt that it remedies the previous reasons for refusal.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carl Moore [REDACTED]
Sent: 09 June 2020 12:03
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Hi Zac,

I just need to know if a third storey is acceptable or something the Council would resist. If I know that a third storey is unlikely then I will advise the client that we need to start looking at 2 storey extensions only.

Kind regards

Carl

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
Sent: Tuesday, June 9, 2020 8:55 AM
To: Carl Moore [REDACTED]
Subject: RE: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Hi Carl,

Thank you for your email.

Are you able to provide any informal sketches of alternate proposals so I can take these to my Team Leader?

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carl Moore [REDACTED]
Sent: 05 June 2020 10:02
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: FW: Planning Decision on EP/37/20/HH : 56 Angmering Lane

Hi Zac,

I refer to the attached planning decision for the complete refurbishment of 56 Angmering Lane. I am not surprised by the decision especially with so much objection to the proposals from the Parish and the WRA. However I should be very grateful if you could provide me with some feedback on the proposals so that I can advise the client.

As mentioned in my previous emails, the WRA were against the 3rd storey but didn't have an objection to the appearance. What is your view on this? If we removed the 3rd storey but retained the appearance (modern style with flat roof), would the Council support such a proposal.

Ironically, the proposals were designed to have the least amount of impact to the neighbour to the north. This included moving the building away from the boundary and keeping this side single storey. However this neighbour was the main objector even though they would have less impact. We will now have to review the plans and more likely have to extend 2-storey on this side which will impact them. Unfortunately I believe the neighbours have misinterpreted the plans and objected because it looks a bit different.

I should be very grateful if you could provide some feedback and then I can then start looking at alternative proposals.

Kind regards

Carl
Atterbury Moore Associates

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: Thursday, June 4, 2020 1:49 PM
To: Carl Moore [REDACTED]
Subject: Planning Decision on EP/37/20/HH : 56 Angmering Lane

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