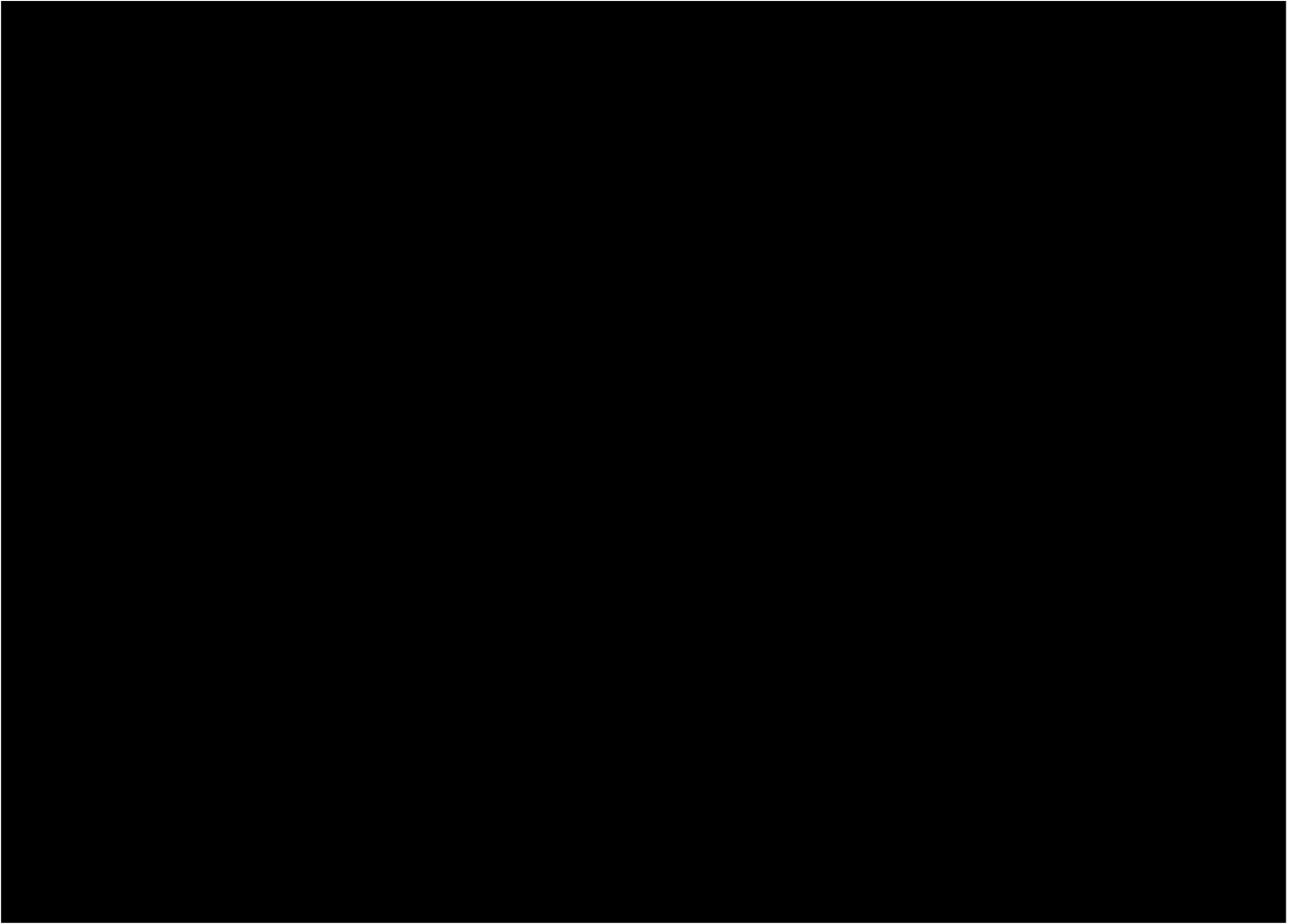




From: Kathryn Welch

Sent: 14 December 2021 10:26

To: [REDACTED]

Subject: RE: EP/142/21/HH 38 Vermont Drive

Dear Mr Weeden

Many thanks for the email.

I have taken a look at the application for No. 32 and it is noted within the Officer's Report that the two side dormers are an "alien feature within the general street scene and therefore has an unacceptable impact on the character and appearance of the immediate locality." Although the Officers Report in this case went on to say that due to there not being an established pattern of roof form, it would not be a reason for refusal.

In the instance above the immediate locality of No 32 is between a property with a front facing gable (No.30) and the pitched roof side dormer window of No 34. I also note that one of the proposed dormers was considerably shorter in length. I believe no precedent to have been created in this instance, especially having regards to the comments in the previous Officer Report. The street scene in the immediate location of the current application is uniform, with bungalows with similar roof forms to either side. Actually this group of properties is formed by a row of 4 bungalows.

I note that you would take the northern elevation back to a hip to the front of the property, which I consider a positive improvement. However, I still consider the dormers to be overbearing and out

of character with the group 4 bungalows to this side of the road. Because of the applications at No 32 and 34 I'm not against a side dormer (especially as yours would have some form of pitched roof which I feel is a great improvement over those of No 32) but I feel their current extent is just too great. I have to consider their impact on all elevations, not just the frontage, and their impact to the street. From both an eastern and western approach, where now there are clear views to the properties behind (due to the valleys created between the hipped roofs), there will be a large expanse of dormers, I feel this needs to be rectified. I would also consider a traditional mix of materials more appropriate, especially if the impact of the project needs to be lessened.

Having regard to the overlooking window it would need to be obscure glazed and fixed shut below 1.7m for me to approve it, I can't allow the possibility of an opening window with views over the garden of No 36.

If you intend to alter the proposal I would be grateful if you could let me know when I could expect new plans as we may need to extend the expiry date.

Kind regards,

Kathryn Welch
Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk



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From: [REDACTED]
Sent: 13 December 2021 11:02
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: EP/142/21/HH 38 Vermont Drive

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Dear Kathryn

Thank you for your e mail.

I am not sure if you are aware of the planning application for no: EP/57/20/HH at 32, Vermont Drive. This is another identical bungalow to no:38.

As you can see from photos it has two side dormers. Furthermore the loft extension with hip to gable at rear is larger having been built over an existing ground floor extension & this clearly sets a precedent.

We are prepared to make some alterations including the removal of the small hip to gable on the front elevation to retain the existing appearance & match the other 4 bungalows in this respect.

Furthermore the side window to the west elevation is required for emergency egress purposes but could have obscured glass to limit overlooking.

Perhaps we could have another chat about this one.

I am prepared to agree an extension of time if required.

Kind Regards
Allen Weeden

-----Original Message-----

From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

To: [REDACTED]

Sent: Fri, 10 Dec 2021 17:12

Subject: EP/142/21/HH 38 Vermont Drive

Dear Mr Weeden,

Further to our telephone conversation earlier this week I have now had an opportunity to fully consider the plans.

This section of Vermont Drive has a uniform feel and that the introduction of the two dormers to either side of the property would be out of character with the area and overbearing on the property, I do note that 2 doors down they have a single western facing dormer. I would therefore consider something similar more in keeping with other properties in the area.

I also feel that the level of overlooking by the proposed westward facing dormer would give rise to an unacceptable loss of privacy to no 36, I would therefore be grateful if you could reconsider the fenestration to the proposed.

I have no issue with the hip to gable alteration.

If you are inclined to make alterations to the proposal I would be grateful if you could confirm this in writing as I feel we may need an extension of time because of the Christmas holidays.

Kind regards,

Kathryn Welch

Planning Officer, Planning Department



T: 01903 737789

E: kathryn.welch@arun.gov.uk

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