

[REDACTED]

From: Julie Grieves on behalf of Planning.Responses
Sent: 02 April 2019 09:29
To: Planning Scanning
Subject: FW: Application ref EP/23/19/HH
Attachments: Responses to objections.docx; Sheet 2 rev 3.pdf; Sheet 1 rev 3.pdf; Sheet 3 rev 3.pdf; Sheet 4 rev 3.pdf

Julie Grieves - (Working days Monday, Tuesday, Thursday & Friday 9.15am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, Arun District Council |

[REDACTED]
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From: Zac Denton
Sent: 01 April 2019 09:08
To: Planning.Responses
Subject: FW: Application ref EP/23/19/HH

[REDACTED]

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

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Paul Haymes [REDACTED]
Sent: 31 March 2019 10:42
To: Zac Denton
Subject: Application ref EP/23/19/HH

Dear Mr Denton

Further to my telephone conversation with you on Friday I have formulated my responses to the objections raised to the above application which I would like to be taken into consideration. I have put then in the form of a letter to yourself and attached. I have also attached modified drawings to issue 3 where I hope I have addressed and clarified some of the concerns raised by Mr Price and Mr Mc Naughton.

Please contact me if you have any further queries.

Best regards

Paul Haymes

Sent from [Mail](#) for Windows 10

43, Sea Lane
East Preston
West Sussex
BN161NE

1st April 2019

Ref EP/23/19/HH

Dear Mr Denton,

Further to my application above and our subsequent telephone conversation on Friday 29th March, I would like to respond to the comments made concerning the application. I hope these responses will be taken into consideration when the application is considered.

Responses to objections

East Preston Preservation Society

I think my responses below will also cover this. Also, it was noted that the site plan and Block plan were not available on the web site when this objection was raised.

Mr A Price -46, Sea Lane

Items 1-2 No response, these are observations by Mr Price, however we have stored a caravan on this site for 23years.

Item 3- No response however please refer to response 11

Item 4- The photo is a representation of the design, only the height and length are different the width is as a standard car port

Item 5 – The caravan port has been designed in such a way as to maintain the gutter line of both car port and Bungalow the same. As with any car port design the roof centre will always be higher than the gutter line (especially where a pitched roof is used).

Item 6- The curved roof design has been chosen to keep the overall height low while maintaining enough clearance to allow the vehicle to be stored underneath and to try to give a pleasing and aesthetic appearance from all sides especially from immediate neighbours, where a higher pitched roof (4-4.5m high) would be more obtrusive. However, if it is felt that a pitched roof would be more acceptable to assist through planning then I the applicant have no objection to changing the design.

Item 7- The width of the caravan/ car port is no wider than a standard car port or garage

Item 8- The position of the caravan port is such that it is sited approximately 15m (32 feet) from the front boundary, far enough away that it is not exceptionally visible especially since there are gates to the front obscuring much of the front. The remaining length is hidden to the rear of the property.

Item 9- It is noted that the edge of the roof is close to the boundary wall and the drawings have now been amended to move the structure further away from the boundary wall.

Item 10- The view from no 46, really will not change. No 46 is sited on the opposite side of the road approximately 27-28m (88.5-9.0 ft) away from the front of the proposed caravan port. There are trees and shrubs partially obscuring any view from the ground floor. The structure is only really visible from 1st floor windows at a height of approximately 4.5m. At that height the angle of sight is such that much of the roof would not be visible and again the design has been chosen in an attempt for the appearance to be more aesthetic, every attempt has been made so that view is not compromised and, in this case, I would consider that the structure would be preferable to the view of a caravan roof.

Item 11- The proposal is based on a similar structure in North Lane East Preston which has been built in the front garden of the property and houses a fire engine. This structure is larger than that proposed in this case and is within the confines of East Preston and the East Preston neighbourhood plan and design statement. This in my view constitutes a precedent.

Responses to objections

Mr Mc Naughton, 41, Sea Lane

Items 1-2- Covered by above

Item 3- Mr McNaughton is not able to comment on the siting area since he does not have access to no 43 to make an informed judgement.

Item 4- The dimensions obtained are not accurate since Mr McNaughton does not have access to accurately measure the caravan in question. The length of 7m will just cover the length of the vehicle as shown on the drawings

Item 5- All efforts have been made to produce a design that is sympathetic and aesthetic.

Item 6 – The pillars are now 347 mm inside the Boundary wall (please note this is a boundary wall not a party wall and is owned by no 43) The structure has been repositioned on the drawings. However, it is worthy of note that Mr Mc Naughton has erected a 2.5m high trellis, with planting, the supporting posts of which are approximately 100mm from the boundary wall.

Item 7 – Noted and as mentioned above this has now been moved and the overall width of the structure reduced.

ITEM 8- Gutters are shown on the drawings however a note has now been added to the effect that all rain water will be taken away into suitable storage water butts for use and any excess water will be drained away. No water will be allowed to pass over the wall into neighbouring property.

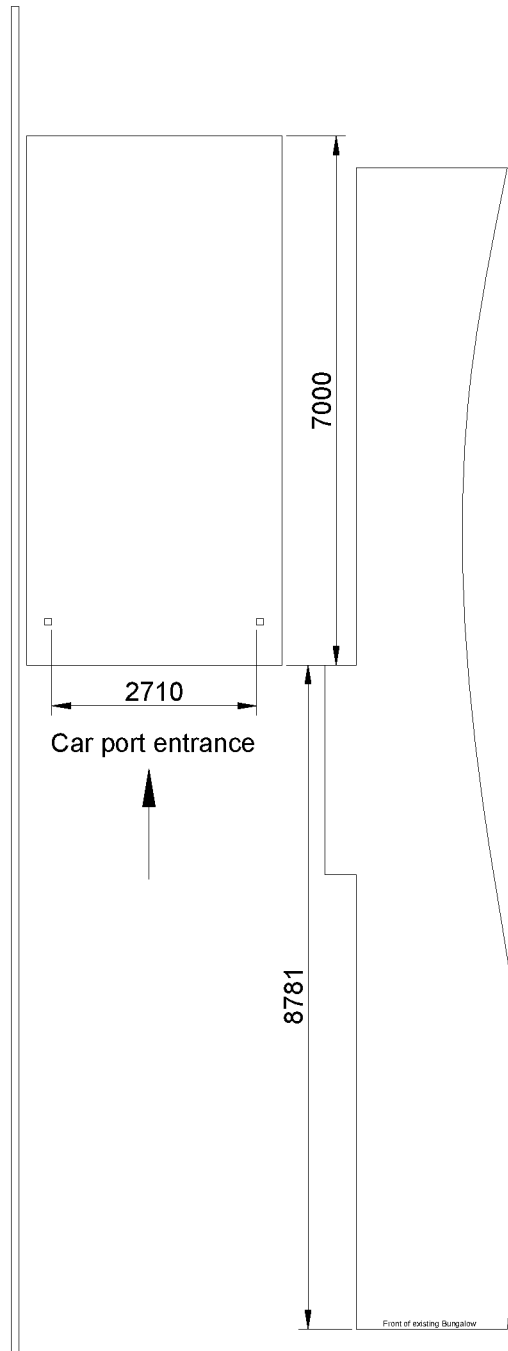
Item 10- The structure is to the south of No 41 and since the sun moves east to west will have little effect on sunlight, again by the use of a curved roof the height is reduced and impact reduced. As previously mentioned, the owners of no 41 have erected a 2.5m high trellis with shrub planting this is higher than the boundary wall and I would consider this already has the effect of feeling hemmed in. It is also worthy of note that there are trees and shrubs in the same area shielding the sun.

It is also worth mentioning that I attended the East Preston Parish Council planning meeting where they raised no objection

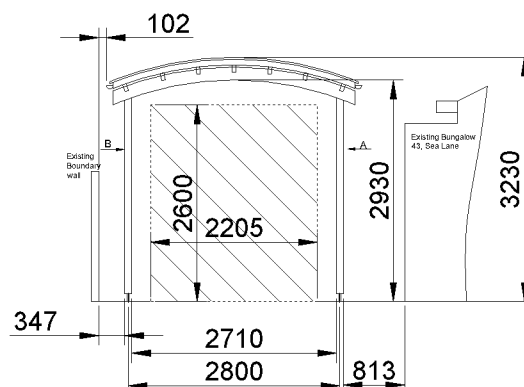
We have made every attempt to make this structure as aesthetically pleasing as possible and also reducing any impact on surrounding neighbours within reason, but also whilst achieving what we are aiming to do. We are however open to suggestions from the planning department as to changes that may be required to achieve planning permission but also so that we may achieve our own aim. If it is considered that a change to the roof design is required i.e. Pitched or flat roof then I am more than happy to discuss this further with the Planning Officer.

Yours Sincerely

Paul Haymes



Plan view Scale 1:100

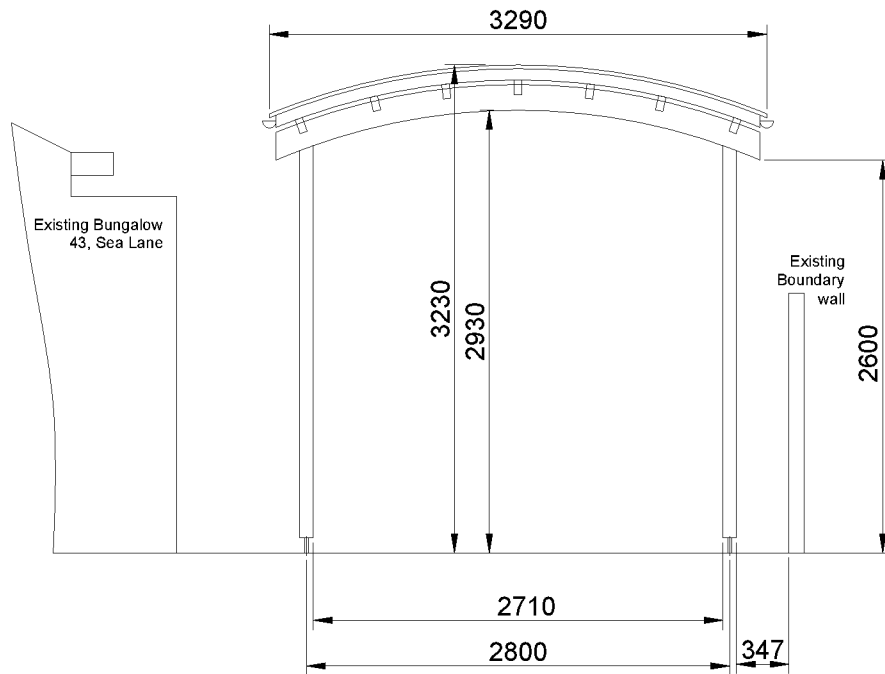


Front Elevation Scale 1:100

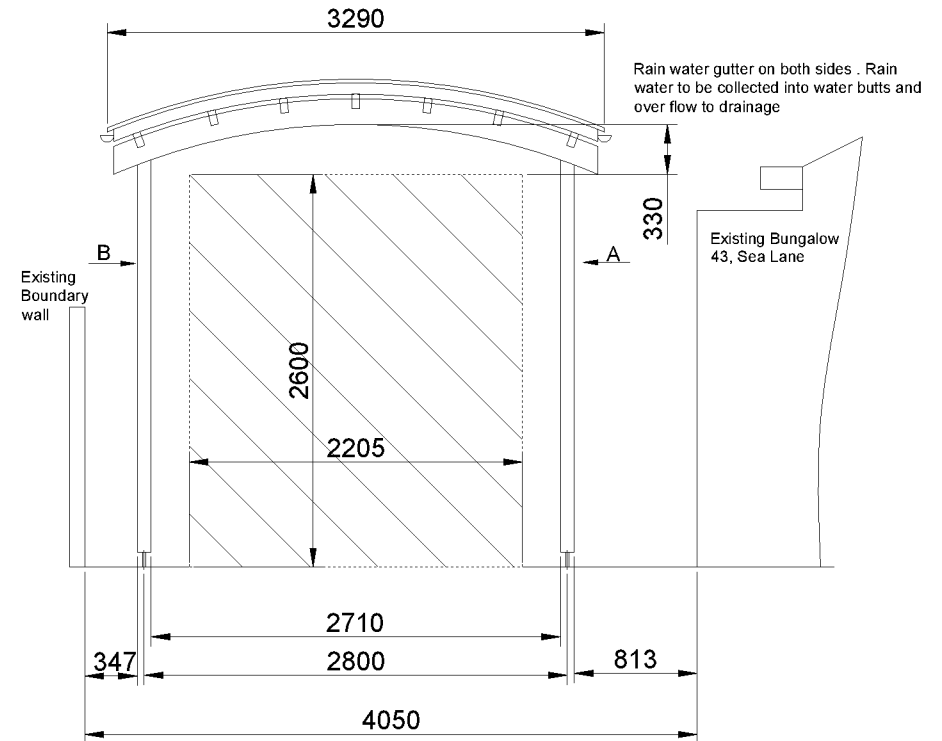
Proposed Car/Caravanport
 Style Jagram Tunbridge
 Supplied by Simply Log Cabins Ltd.
 Frame construction - Timber Glulam
 style curved beams, timber posts
 Roof Material
 Semi transparent corrugated PVC
 Front , sides and rear open construct
 no enclosing walls

Proposed Car/Caravan port
 43, Sea Lane , East Preston
 BN16 1NE
 Sheet 1
 Dimensions in mm
 Date- 19th February 2019
 Drawn- Paul Haymes

Revision 1-Detail added - 27/2/19
 Revision 2 - Dimension of opening
 added to plan view -2/03/19
 Revision 3 -Dim 347 was 260. Dim 102
 added. Caravan shown in red. Other
 dim added, Pictorially altered for clarification - 30/03/2019



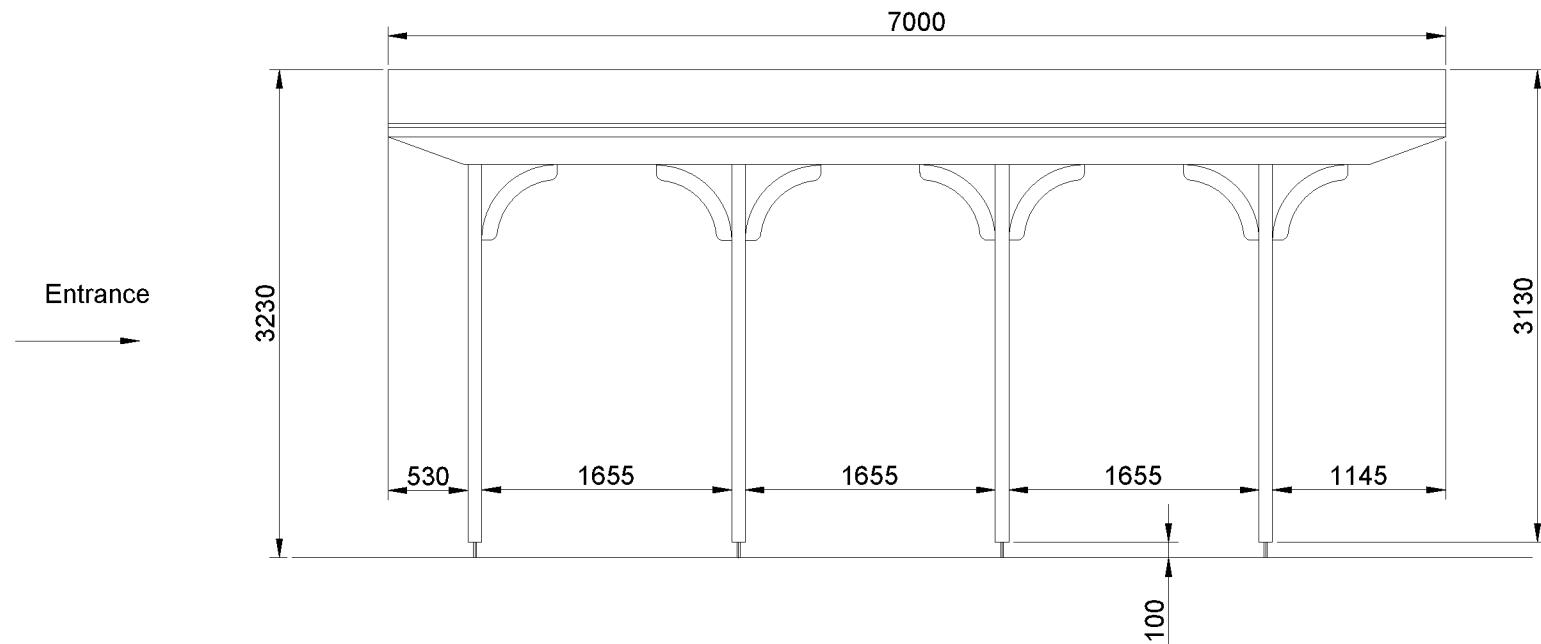
Rear elevation of proposed car /caravan port
Scale 1:50



Front elevation of proposed car /caravan port
Scale 1:50

Revision 1-Detail added - 27/2/19
 Revision 2 - Dim 3230 was 3205
 Extra dimensions added .
 Revision 3- Extra Dim's added, dim 347 was 280
 Caravan shown in red hatched. Rainwater note added
 Dim 3290 was 3450
 Drg pictorially altered - 30/03/2019

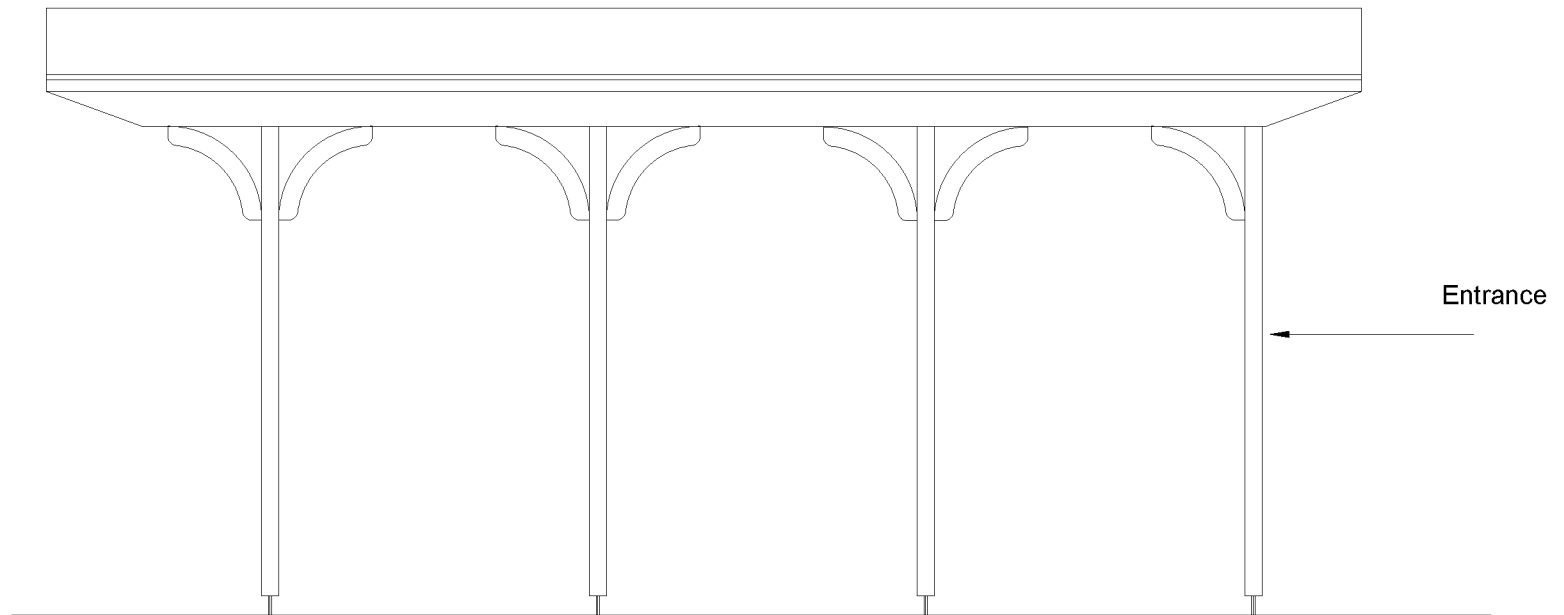
Proposed Car/Caravan port
 43, Sea Lane , East Preston
 BN16 1NE
 Sheet 2
 Dimensions in mm
 Date- 19th February
 Drawn- Paul Haymes



View on Arrow A (refer to sheet 2)
Side Elevation scale 1:50
Proposed Car/Caravan Port

Proposed Car/Caravan port
 43, Sea Lane , East Preston
 BN16 1NE
 Sheet 3
 Dimensions in mm
 Date- 19th February 2019
 Drawn- Paul Haymes

Revision 1-Detail added - 27/2/19
 Revision 2 - Dimensions added 2/3/19
 Revision 3- See other sheets



View on Arrow B (refer to sheet 2)
Side Elevation scale 1:50
Proposed Car/Caravan Port

Proposed Car/Caravan port
43, Sea Lane , East Preston
BN16 1NE
Sheet 4
Dimensions in mm
Date- 19th February 2019
Drawn- Paul Haymes

Revision 1-Detail added - 27/2/19
Revision 2 - Detail added - 2/3/19
Revision 3 - see other sheets