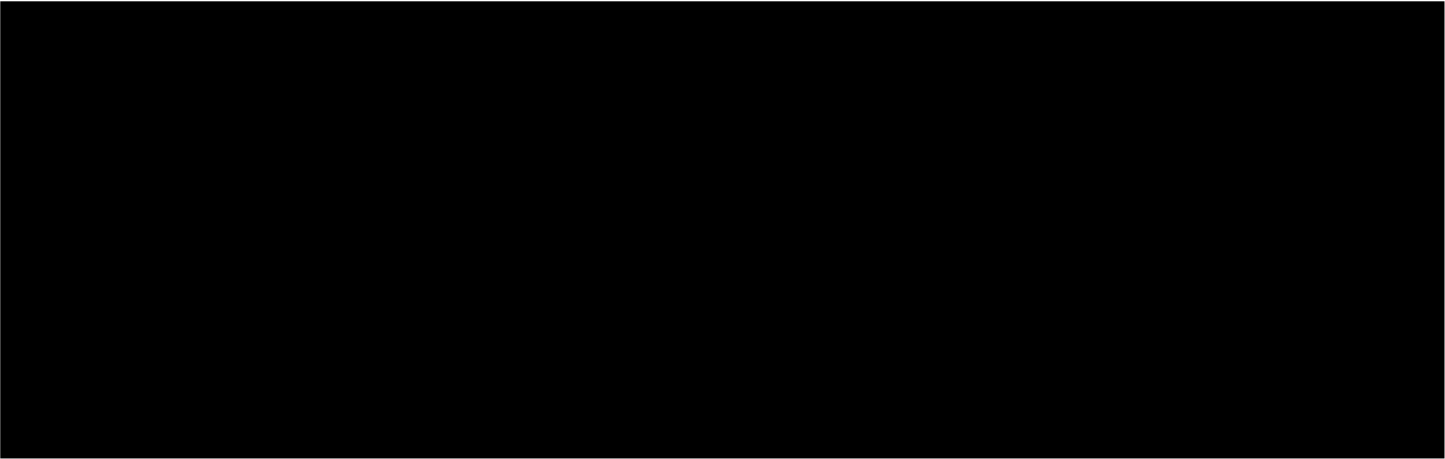






From: Zac Denton
Sent: 02 July 2018 08:22

Cc: Juan Baeza
Subject: 2 Hillview Crescent - EP/41/18/PDH

Dear Mr Thomas,

Thank you for your email (sent to me for action by Mr Baeza), forwarding an email to you from Mr Bennett making comments relating to the Prior Approval of Development application at 2 Hillview Crescent, East Preston. I will address Mr Bennetts email with my comments below:

"1. Is this actually a side extension? It would follow that it is a side extension on the basis that the front door is on the west elevation."

No. As a result of the layout, orientation and design of the host dwelling, the Southern **and** Western are considered to be principle elevation of this property. However, as a result of the previously mentioned factors and the character of the area. The fencing is deemed to enclose the rear of the site in order to create a 'rear garden/rear elevation' for the purposes of the application.

"2. If it is a rear extension, the enlarged part includes an element of side extension (off the east elevation of the kitchen projection) and is more than half the width of the original dwellinghouse - this is outside Permitted Development limits."

The proposal is considered to be a rear extension. As it is considered to be a rear extension, there are no restrictions on how wide the extension may be.

"If the west elevation is the principal elevation then you would have PD rights to construct a dormer on the north and south roof slopes subject to max. volume 50m³, windows being fixed shut up to 1.7m and obscure glazed."

This is not the case. Due to the prominent siting of the host dwelling, the Southern **and** Western elevations are considered to be principle elevations, and both front a highway.

Please do not hesitate to contact me with any further queries you may have.

Kind regards,

Z Denton

Zachariah Denton | Planning Apprentice, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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: Nicola Spencer
Sent: 28 June 2018 17:41
To: 'Peter Thomas'
Cc: Juan Baeza
Subject: RE: 2 Hillview Crescent
Importance: High

Dear Mr Thomas

I apologise for the delay in responding to you, this is outside of my area of expertise, I will forward it to the team leader for this area to have a look at it.

Yours sincerely

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37446 | External: +44 (0) 1903 737500 ext: 37446 | E-mail: nicola.spencer@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Peter Thomas [REDACTED]
Sent: 28 June 2018 17:00
To: Nicola Spencer
Cc: Peter Thomas
Subject: Fwd: 2 Hillview Crescent

Evening Nicola

Sorry to keep pestering you, but I'm really not sure where I stand with all of this. We have been trying to sort this out for over a year and would appreciate any information and confirmation.

Look forward to your response

Peter

Sent from my iPhone

From: Peter Thomas [REDACTED]
Date: 20 June 2018 at 17:58:33 BST
To: nicola.spencer@arun.gov.uk

Subject: Fwd: 2 Hillview Crescent

Evening Nicola

I have received this email from David Bennett. I'm not entirely sure what it means and was hoping you could help explain what this means. If it's easier, I'm happy for you to talk David to resolve this.

Thank you

Peter Thomas

From: David Bennett

Date: 20 June 2018 at 15:18:08 BST

Subject: 2 Hillview Crescent

Hi Peter.

Sorry for the delay in getting back to you.

You have been refused planning permission for various iterations of a loft conversion under references EP/44/18/HH, EP/150/17/HH and EP/113/17/HH.

You have also received a Prior Approval Not Required certificate for a rear extension.

I am concerned that the rear extension certificate has been issued incorrectly on two grounds as follows:

1. Is this actually a side extension? It would follow that it is a side extension on the basis that the front door is on the west elevation.
2. If it is a rear extension, the enlarged part includes an element of side extension (off the east elevation of the kitchen projection) and is more than half the width of the original dwellinghouse - this is outside Permitted Development limits.

I would not suggest that you proceed with any development in case there has been a mistake.

If the west elevation is the principal elevation then you would have PD rights to construct a dormer on the north and south roof slopes subject to max. volume 50m³, windows being fixed shut up to 1.7m and obscure glazed.

I would recommend that you contact the planners to discuss the above.

Please send an email to Nicola Spencer Nicola.Spencer@arun.gov.uk regarding the above.

All the best.

David Bennett Bsc Hons MRICS

djbltd