

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Peter - Woodhill team [REDACTED]
Sent: 24 May 2021 13:50
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: EP/47/21/HH West House, South Strand

Good afternoon Anita,

Do you have an update regarding the recent documents that I supplied? I hope from the photographs you can grasp the overall location of West House and neighbouring properties. I would however strongly recommend a site visit to get a full understanding of the site.

From the block plan you will see that the nearest neighbouring property is to the east (Whitcroft) and there is nothing close to the west boundary. East facing windows on the proposal are for bathrooms so will obviously be obscured; the second floor addition has been positioned to be furthest away from the eastern boundary and the east facing window can be highline only if that works better to quell any neighbouring concerns.

The neighbouring properties to the south (The Dolphins east and west) are predominantly south facing with access driveway to the north at the applicants boundary.

The proposal seeks to cast a view over the southerly neighbours and maximise sunlight and passive solar energy gain into West House (of which the existing original design suffers) but will not be overlooking the southern garden due to the natural line of sight. Again, the second floor addition has been positioned away from the southern boundary with no shadowing issue.

I note that there have been some formal objections raised; I'd like to state that South Strand is and continues to be a hub of development with no fixed style or character to adhere to. All houses now look different in style and mass with no established spatial character and pattern. This proposal seeks to provide a much needed update to the existing house and be a positive addition to its location within South Strand.

I'd also like to confirm that the proposed overall height is in fact only approx 1.5metres higher than existing (the existing being quite lower than others in the road) and will have no overbearing shadow casting on any property within South Strand and indeed will not have the highest roofline. There are many neighbouring properties that are two storey or more with substantial roof masses of which West House will not be one.

As for the proposed materials to be used, in order to raise the standards in design and innovation by using new technologies and construction techniques my clients at this time have opted for a light coloured low maintenance sustainable cladding that will have minimal impact to the aesthetics of the property, and indeed enhance the overall appearance, of which will be, from the road side, similar to a smooth render with minimal line detail. This cladding will also upgrade the energy efficiency of the house by more than 30%. Samples of which can be viewed before commencement of the development.

Could you kindly confirm receipt of this email and acceptance of the points raised.

If you have any issues that need to be discussed please contact via email or telephone.

Kind regards

Peter

On 17/05/2021 12:55 Anita Gardner <anita.gardner@arun.gov.uk> wrote:

Dear Peter,

Thank you for the revised block plan which will be substituted in due course.

With regard to the street scene. I would appreciate receipt of a street scene drawing to demonstrate the height of the dwelling in relation to those adjoining.

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Peter - Woodhill team [REDACTED]
Sent: 17 May 2021 12:04
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: EP/47/21/HH West House, South Strand

Good morning Anita,

Please find attached the amended Bock Plan as you have requested.

I will visit the site today and take street view photographs for you to see the neighbouring house; of which there is only one in close proximity; to the east boundary a mirror image of West House.

Kindly confirm receipt of this email and attachment.

Kind regards

Peter

On 11/05/2021 15:48 Anita Gardner <anita.gardner@arun.gov.uk> wrote:

Dear Mr Evans,

I am the case officer assigned to deal with the above planning application.

I note that the submitted block plan only refers to the ground floor extension and does not clearly indicate the distance to the boundary of the first and second floor extensions. I would appreciate receipt of an amended block plan to indicate the proposed first and second floor extensions, hatched in different colours, with dimensions to the rear and side boundaries included. I apologise that this was not requested at registration stage.

I would appreciate receipt within the next 7 days.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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