



From: David Fuller [REDACTED]

Sent: 14 August 2019 12:56

To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: emma [REDACTED]

Subject: Re: Seahaven, Seafield Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Dear Zac,

Thankyou for your emails.

If the only option is to wait until the October committee meeting, then we agree to the extension of time requested.

Kind regards

David

David Fuller BSc (Hons) MRICS
Partner

FULLER ASSOCIATES
Chartered Surveyors • Architectural Design

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East Preston
West Sussex
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On 14 Aug 2019, at 10:18, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Morning David,

The latest the report could have gone to the Team Leader, as a result of the levels of management the report would to go through, was Monday. As a result, the report, is not able to go onto this September committee.

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

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: David Fuller [REDACTED]

Sent: 14 August 2019 09:36

To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: Re: Seahaven, Seafeld Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Morning Zac,

That is great you now have Mark's comments.

When is the agenda close for the September meeting? I assume the reason it won't make this is because you are unable to complete your report prior to the close date? Whilst I understand you are busy, I would appreciate anything you can do to enable the application to make the September meeting.

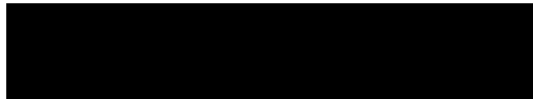
Best regards

David

David Fuller BSc (Hons) MRICS
Partner

<image001.png>

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On 14 Aug 2019, at 09:15, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Hi David,

I am aware that the October committee is a long time away, however, it will not be possible for the application to go to September committee.

Mark's comments have now been received, and he supports the application, in line with the Officer recommendation in this instance.

I apologise for the inconvenience caused as a result of this.

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: David Fuller [REDACTED]
Sent: 12 August 2019 16:29
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Re: Seahaven, Seafield Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Hi Zac,

I understand, therefore as this is a Full Planning Application, the Parish Council Objection has triggered the referral.

Did you receive the arboricultural report I sent this morning? When is the September committee agenda deadline? Would you be able to ask Mark to provide comments prior if possible, please, as we'd be hugely keen ideally not to lose another month if possible!

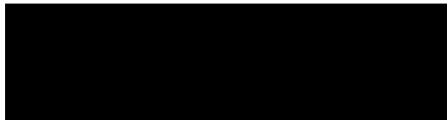
Thankyou and regards.

David

David Fuller BSc (Hons) MRICS
Partner

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On 12 Aug 2019, at 16:23, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Hi David,

That is now the case for householder applications, however, full planning applications are still subject to automatic referral. Householder applications can still be brought before The Committee, however, they now must be 'called in' by a Councillor.

It is unlikely that the application can be brought before the September committee, in that no Arboricultural comments have been received, and it is unlikely these will be received by agenda close.

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: David Fuller [REDACTED]
Sent: 12 August 2019 16:16
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: emma [REDACTED]
Subject: Re: Seahaven, Seafield Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Hi Zac,

Thankyou for the explanation, although I understood that objections from Parish or Town Councils no longer triggered automatic referral to the development Management/Control Committee? Is this a one off, or does this apply in East Preston only?

Also, could the application be included within the September Committee meeting agenda?

Kind regards

David Fuller BSc (Hons) MRICS
Partner

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On 12 Aug 2019, at 16:12, Zac Denton
<Zac.Denton@arun.gov.uk> wrote:

Hi David,

The application has attracted an objection from the Parish Council, therefore, as the Officer's recommendation and the Parish's response clash, the application will be decided at committee.

The names of the committees are interchangeable.

Please do not hesitate to ask any further questions you may have.

Kind regards,

Zac

From: David Fuller <[REDACTED]>
Sent: 12 August 2019 16:02
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: emma <[REDACTED]>
Subject: Re: Seahaven, Seafield Road - EP/75/19/PL
- 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Dear Zac,

Please could you confirm why this application needs to go to committee, and can't be decided under delegated powers. Is the Development Management Committee different to a Development Control Committee, or has it just be renamed? Whilst we appreciate your recommendation for approval, this will obviously add a significant amount of time to the application process, presumably with no certainty of an eventual approval?

Kind regards

David

David Fuller BSc (Hons) MRICS
Partner

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On 12 Aug 2019, at 14:01, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Good afternoon David,

Thank you for your comprehensive response. I will be recommending approval for this application, would you be agreeable to an Extension of Time until the 11th of October, in order to allow the application to go to Development Management Committee?

Please do not hesitate to contact me with any further enquiries.

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: David Fuller [REDACTED]

Sent: 09 August 2019 13:46

To: Zac Denton

<Zac.Denton@arun.gov.uk>

Cc: emma <[REDACTED]>
[REDACTED]

Subject: Seahaven, Seafield Road - EP/75/19/PL - 1no. new dwelling (re-submission of approved application reference EP/105/16/PL).

Dear Mr Denton,

Further to our telephone conversation on 6 August 2019, set out below are relevant considerations which seek to justify the proposed application from a planning perspective, and address the objections from the East Preston Parish Council and The East Preston and Kingston Preservation Society.

Size/scale of the proposed dwelling

The previously approved dwelling (the “**Consented Dwelling**”) was described as a 1.5 storey building with a ridge height of 7m from ground level.

The new dwelling subject to the current planning application (the “**Proposed Dwelling**”), increases the ridge height by 1.5m to 8.5m, which is directly aligned to the height of the neighbouring property, West House, and is lower than the height of many properties in the immediate vicinity.

All of the properties in Seafield Road are 2 storey properties, with the exception of 'Blue Waters' (which is a storey and a half with a ridge height of 8.2m) and 'Ash Hollow' being the only example of a single storey dwelling in the road.

The overall building footprint of the Proposed Dwelling remains broadly unaltered from the Consented Dwelling, save for the projection of the garage/entrance hall and

bedroom 2 above to the Southwest, which protrude an additional 2m in length.

Whilst the Consented Dwelling is described as being a 1.5 storey, 'chalet style' building, in reality it clearly represents a two storey building, although with compromised light and accommodation. This is evidenced by the associated elevations (drawing 040 Rev:B), which depicts a heavily glazed front elevation comprising 2.1m door head heights at first floor level, but with skylight, low level and obscure glazed windows to the remaining elevations. As such, this description of the Consented Dwelling as being 'chalet style' is inaccurate and should not prejudice the application for the Proposed Dwelling, which truly seeks to provide an appropriately proportioned two storey dwelling, synonymous with others in Seafield Road.

Materials

It is entirely appropriate that the local area should be enhanced and preserved, and it is a strength that Seafield Road provides a diverse street scene encompassing a range of both traditional and contemporary designs and styles. For this reason, the materials for the Proposed Dwelling are consistent with properties in the area, including the recent developments of 'Shore House' (see picture 1, attached) and 'Waters Edge' (see picture 2, attached) in

Seafield Road, and 'Russet House'
on Gorse Avenue (see picture 3
attached).

The intention of the Proposed
Dwelling is to sympathetically
amalgamate both traditional and
contemporary materials evident in
these recent developments, whilst
simultaneously encompassing a
more traditional, 'New England'
style design utilised in various
properties in East Preston.

I hope the above clarifies the design
and rationale for the Proposed
Dwelling and evidences that it is
entirely in keeping with
neighbouring properties both in
terms of scale and materials.

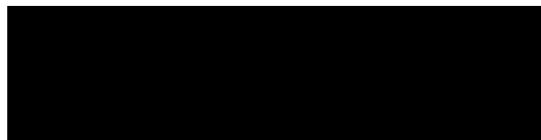
Kind regards

David

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Partner

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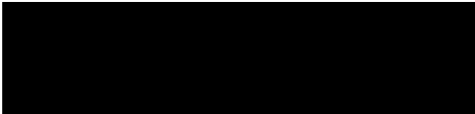
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