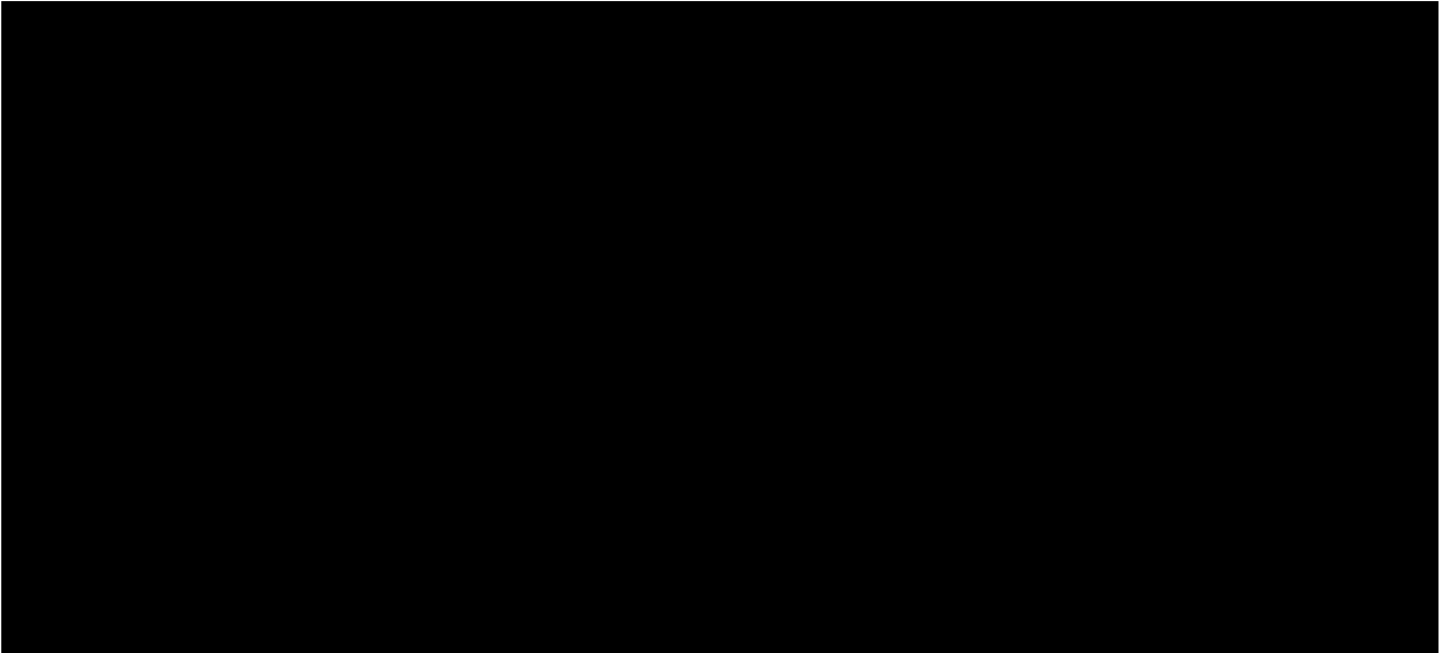




From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 21 October 2019 13:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Seahaven - EP/75/19/PL - Revised proposed scheme

Sub plans

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

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: David Fuller [REDACTED]
Sent: 21 October 2019 13:00
To: Zac Denton <Zac.Denton@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>
[REDACTED]
Subject: Fwd: Seahaven - EP/75/19/PL - Revised proposed scheme

Dear Zac,

Further to our conversation a few moments ago, I resend the email from 8th October with all relevant attachments as requested.

Please could you or Juan revert to me when possible, on my email from this morning requesting confirmation that the departments current view is to support the revised scheme depicted on the attached plans.

Kind regards

David



10-11 The Parade
Willowhayne Crescent
East Preston
West Sussex
BN16 1NS



www.fuller-associates.co.uk

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Begin forwarded message:

From: David Fuller [REDACTED]
Subject: Seahaven - EP/75/19/PL - Revised proposed scheme
Date: 21 October 2019 at 12:58:41 BST
To: Juan Baeza <juan.baeza@arun.gov.uk>, Zac Denton <zac.denton@arun.gov.uk>
[REDACTED]

Dear Zac,

Further to our conversation a few moments ago, I resend the email from 8th October with all relevant attachments as requested.

Please could you or Juan revert to me when possible, on my email from this morning requesting confirmation that the departments current view is to support the scheme.

Kind regards

David

Dear Juan,

Thankyou for your taking the time to meet me on Friday 27th September, it was useful to talk through all aspects of the proposed scheme in more detail.

You kindly agreed to look at revised drawings informally before we look to substitute them with the current proposals. Therefore I attach revised drawings for informal discussion which address the concerns as follows:

1) Footprint/Floor Area

The additional ground floor area proposed by the current scheme is 12.6m² to the Garage and Entrance Hall to the Southwest of the building. There is 2.6m² proposed by moving the Southern wall of the Dining Area further to the South by 400mm, making a total increase in floor area of 15.2m² from the original consented scheme. The plot/building ratio statistics are as follows:

Original Plot size = 617m²

Additional land to Northeast (shown on location and block plan) = 88m²

Total Plot size = 704m²

a) Consented house = 185m² = proposed building covers 30% of the plot.

b) Current scheme = 200m² = proposed building covers 32.4% of the plot.

c) Current scheme with additional land = 200m² = proposed building covers 28.4% of the plot.

The additional land enables a reduction in the area of the building to plot ratio, compared to the scheme approved under EP/105/16/PL.

2) Roof height

The current scheme proposes a revised roof design from what was consented under EP/105/16/PL, by omitting the gable ends to the North and East Elevations and incorporating hipped roofs instead. This results in the appearance of the roof mass being reduced to these elevations, as well as to the East side of the South Elevation. The triangular sections shown between the proposed hatched roofs and the dotted red outline on the attached elevations drawing depict this.

The overall roof pitch has been reduced from 40degrees to 35, and the result of this is a reduction in the ridge line and overall roof mass. The current scheme (outlined in magenta on the attached elevations drawing) proposed a ridge line 1.5m higher than the consented scheme (outlined in red on the elevations), however the revised scheme attached with the reduced roof pitch proposes an increase of just 1m from the consented scheme. Furthermore, the ridge of the revised proposed scheme is 0.5m lower than the ridge of the neighbouring property, West House to the East of Seahaven.

As mentioned in my email to Zac Denton of 9th August, the consented design proposes a house with compromised light and accommodation. Our scheme proposes a house that provides appropriate light and accommodation, and when considering the scale of all other properties in Seafeld Road, in our opinion does not represent an unreasonable proposition.

3) Overlooking/Window

The window in Bedroom 3 window to the West Elevation has been reduced in size from a 3 light casement to a 2 light, to reduce the aperture width. We discussed this when we met, and I attach

the photos of the relevant parts of the South and East Elevations of Dean House (care home to the Northwest of the Seahaven plot), and of the East Elevation of Ash Hollow, which demonstrate that the proposed window in the West Elevation of Seahaven will not overlook Ash Hollow as the window here is obscure glazed, and the small window in the South Elevation to Dean house is 13m away. Although this is within the ideal parameters of 18 - 20m, we feel that given the acute angle of the window position in Dean House in relation to the proposed window in Seahaven, this would make it almost impossible to actually overlook and compromise amenity and as such should be considered acceptable in this instance.

We believe that through the incorporation of the additional land, and the reduction in overall roof mass, that this latest proposed scheme addresses the principal concerns of the Councils Planning Department, and represents an acceptable form of development. We hope that you agree and can ensure the support of the Planning Department, and will now look to support the application as before.

I look forward to receiving your comments and would welcome further discussion either on the telephone, or I would be happy to attend another meeting should you wish.

Kind regards

David

David Fuller BSc (Hons) MRICS
Partner



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Photo 1 - View from Southeast of Ash Hollow

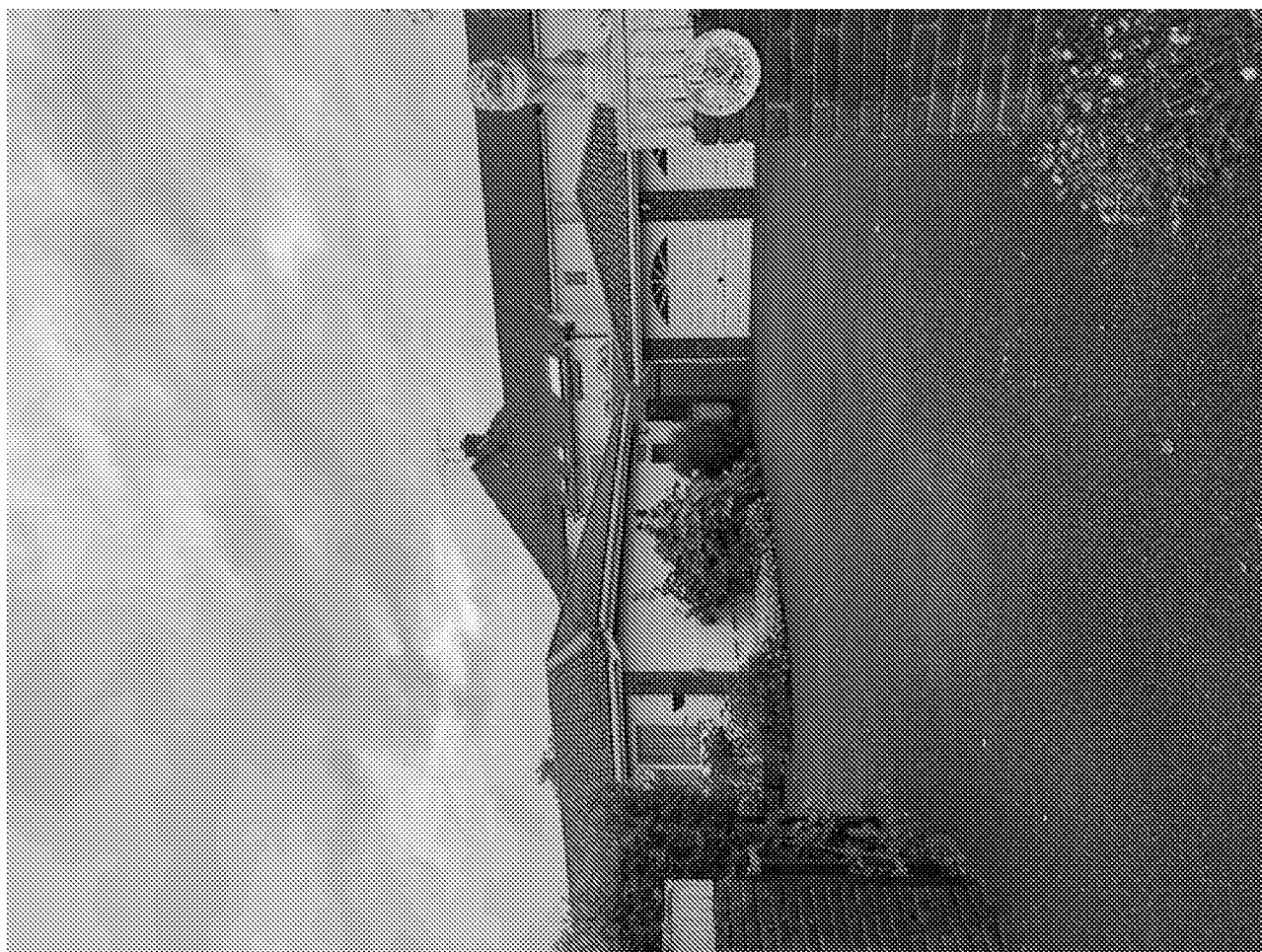


Photo 2 - Close up of obscure glazed window to East Elevation of Ash Hollow annotated on Block Plan



Photo 3 - South Elevation of Dean House over Ash Hollow Garage - Small window in South Elevation annotated on Block Plan



Photo 4 - West Elevation of Dean House - Obscure glazed window annotated on Block Plan



Photo 5 - Southeast of Dean House from North side of Seahaven plot

