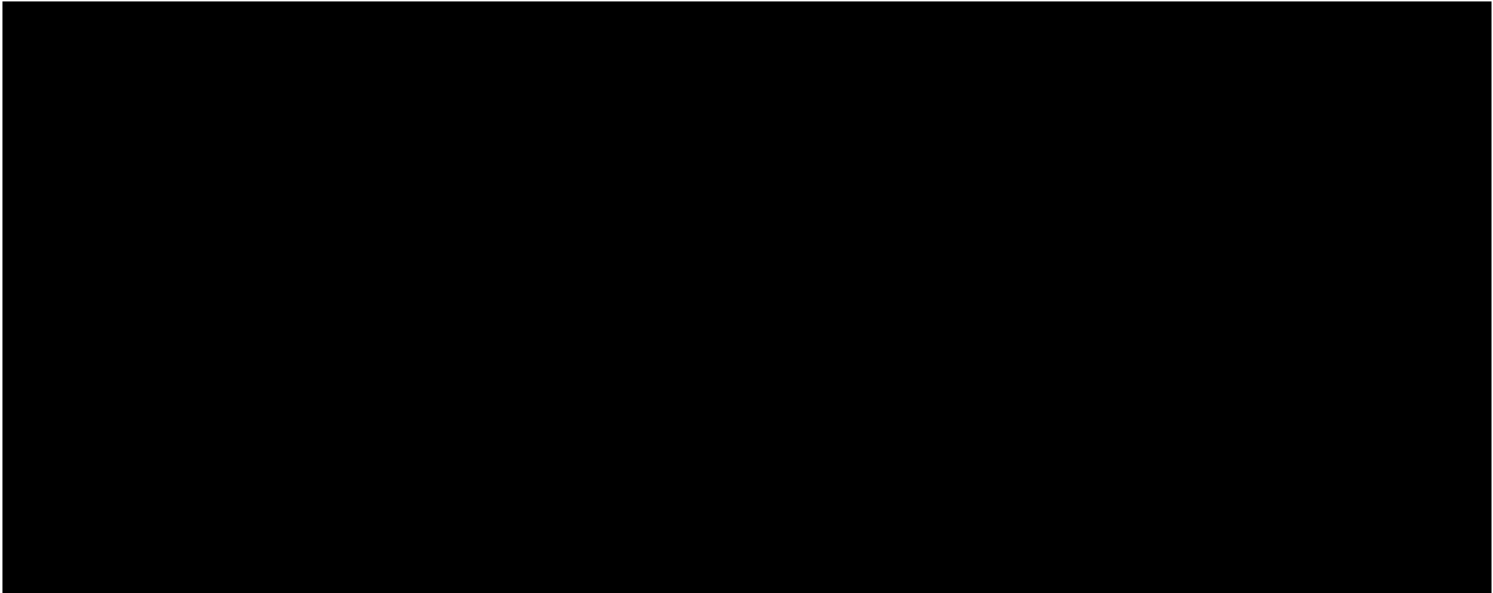




From: Lauren Willard [REDACTED]
Sent: 04 August 2015 12:46
To: David Easton
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear David

Please find attached revised drawings which have had the alterations to the existing roof omitted.

Kind Regards

Lauren Willard

From: David Easton [REDACTED]
Sent: 31 July 2015 11:09
To: 'Lauren Willard'
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear Mrs Willard,

I can confirm that we can accept revised drawings removing the proposed roof alterations without the requirement to re-advertise the application.

Yours sincerely,
David Easton

From: Lauren Willard [REDACTED]
Sent: 31 July 2015 10:43
To: David Easton
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear David

Thank you for the clarification.

Would you accept revised drawings without the roof works included at this stage? I haven't spoken with my clients but I just wanted to see if this is an option.

Kind Regards

Lauren

From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 31 July 2015 09:16
To: 'Lauren Willard'
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear Mrs Willard,

The permitted development rights under Schedule 2, Part 1, Class B state that:

"The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:

- (i) 40 cubic metres in the case of a terrace house or
- (ii) 50 cubic metres in any other case"

There is no requirement for the roof space created to be habitable or associated with loft a conversion it relates strictly to the new roof space created. The technical guidance in relation to this section of the GPDO also states:

"For the purposes of Class B 'resulting roof space' means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this class or not."

Therefore, were the dormer removed from the application it could not benefit from permitted development later if it would result in additional roof space being created beyond 50 cubic metres.

I remain concerned in relation to the proposed roof design (regardless of the presence of the dormer window) due to its proposed layout and shape and the impact this will have upon the character of the dwelling. I can also confirm that having spoken with my team leaders in relation to this application they are also of the opinion that the proposal due to the design of the roof will not appear subservient or integrated with the host dwelling.

I hope this email provides additional clarification in relation to this matter.

Yours Sincerely,
David Easton

David Easton | Senior Planning Officer, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk
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From: Lauren Willard [REDACTED]
Sent: 29 July 2015 16:28
To: David Easton
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear David

I hadn't taken into the roof of the rear extension as this in my view wouldn't be part of any loft conversion works but be covered but the planning permission. Can you please explain why you feel it should be included?

Yours Sincerely

Lauren Willard

From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 29 July 2015 15:14
To: 'Lauren Willard'
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear Mrs Willard,

Have you take into account the roofs to be created above the proposed two storey rear extension as this must also be taken into account of the roof space created. I have calculated the rear roofs as totalling 29.7m³ which when added to my gable calculation of 23.48m³ gave the total of 53.21m³.

As I said my calculations on this were very rough and quickly made so I am more than happy to be corrected.

Yours Sincerely,
David Easton

From: Lauren Willard [REDACTED]
Sent: 29 July 2015 12:33
To: David Easton
Subject: RE: EP/91/15/HH - 7 Seaview Road

Dear David

Thanks for your email.

There seems to be a rather large discrepancy between my calculation of the roof extensions and yours. I have previously be advised to calculate hip to gable roof extensions using the following;

$$\frac{\text{Area of gable end} \times \text{Length of new ridge}}{3}$$

This gives a figure of 22.68m³ for the rear hip to gable and 12.4m³ for the side, totalling 34.68m³.

Kind Regards

Lauren Willard

From: David Easton [<mailto:David.Easton@arun.gov.uk>]
Sent: 28 July 2015 15:25
To: [REDACTED]
Subject: EP/91/15/HH - 7 Seaview Road

Dear Mrs Willard,

I have had an opportunity to look at this application in greater detail. I would firstly state that the proposed roof alterations to the rear and dormer to the side of the dwelling are considered to be in conflict with policies GEN7 (ii) and DEV19 (i) & (ii) of the Arun District Local Plan. This determination has been reached as the design of the gable

end is considered to adversely impact upon the established character and appearance of the dwelling. Therefore, the proposed alterations to the roof do not appear well integrated or subservient to the host dwelling due to the design of the roof. The proposed dormer window on the side of the dwelling is also considered to conflict with policy DEV19 (v) due to its impact upon the street scene.

When we spoke this morning you referred to the removal of the dormer window from the application as it could be constructed under permitted development rights. I have briefly examined the plans and calculated that the volume of the proposed roof alterations (excluding the dormer window) are approximately 53.21 metres cubed – if this calculation is incorrect please don't hesitate to send me your own calculations for the roof space created.

Therefore, due to the size of the amount of roof space created no further additions or alterations could be made to the roof under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) Order 2015 and the dormer would require planning permission.

Should you wish to discuss this application further then please do not hesitate to contact me.

Yours Sincerely,
David Easton

David Easton | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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