

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 December 2021 08:24
To: Planning Scanning
Subject: FW: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Amy Myer
Sent: 20 December 2021 21:05
To: Planning.Responses <
Subject: FW: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

Pls add below emails to case file and label as 'Correspondence between case officer and applicant re. the FRA and dormer design'

Thanks
Amy

From: Amy Myer
Sent: 20 December 2021 21:04
To: 'Glenn Curran'
Cc: 'Mark and Louise Wood'
Subject: RE: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

Hi Glenn

Further to my email below, I discussed it with the East Team Leader and they agreed with my advice re the dormers previous design being overly bulky etc. and we agree the revised design is now acceptable.

Please submit an FRA, as per below.

NB – As a courtesy I wanted to let you know that I am leaving ADC in mid Jan for a new role, so it is likely that your new application will be allocated to a new case officer. Our email correspondence are on the case file of the previous withdrawn case, the Team Leader has been copied into emails and you can speak with the new officer once allocated about the case once the new application is submitted.

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



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From: Amy Myer
Sent: 15 December 2021 20:50
To: Glenn Curran [REDACTED]
Cc: Mark and Louise Wood [REDACTED]
Subject: RE: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

Hi Glenn

Thanks for your email.

According to our Council GIS mapping the site appears to be partially within FZ 3 – on the EA FZ mapping it is more zoomed out so is somewhat unclear. However, for the avoidance of doubt to avoid further issues at re-sub stage, I would advise you to submit an FRA.

Re the dormer design – I am due to have a case review this Friday and will discuss briefly with Manager if I get chance and then come back to you Friday PM or Monday to confirm before you re-submit.

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



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From: Glenn Curran [REDACTED]
Sent: 13 December 2021 17:55
To: Amy Myer [REDACTED]
Cc: Mark and Louise Wood [REDACTED]
Subject: Re: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

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Hi Amy,

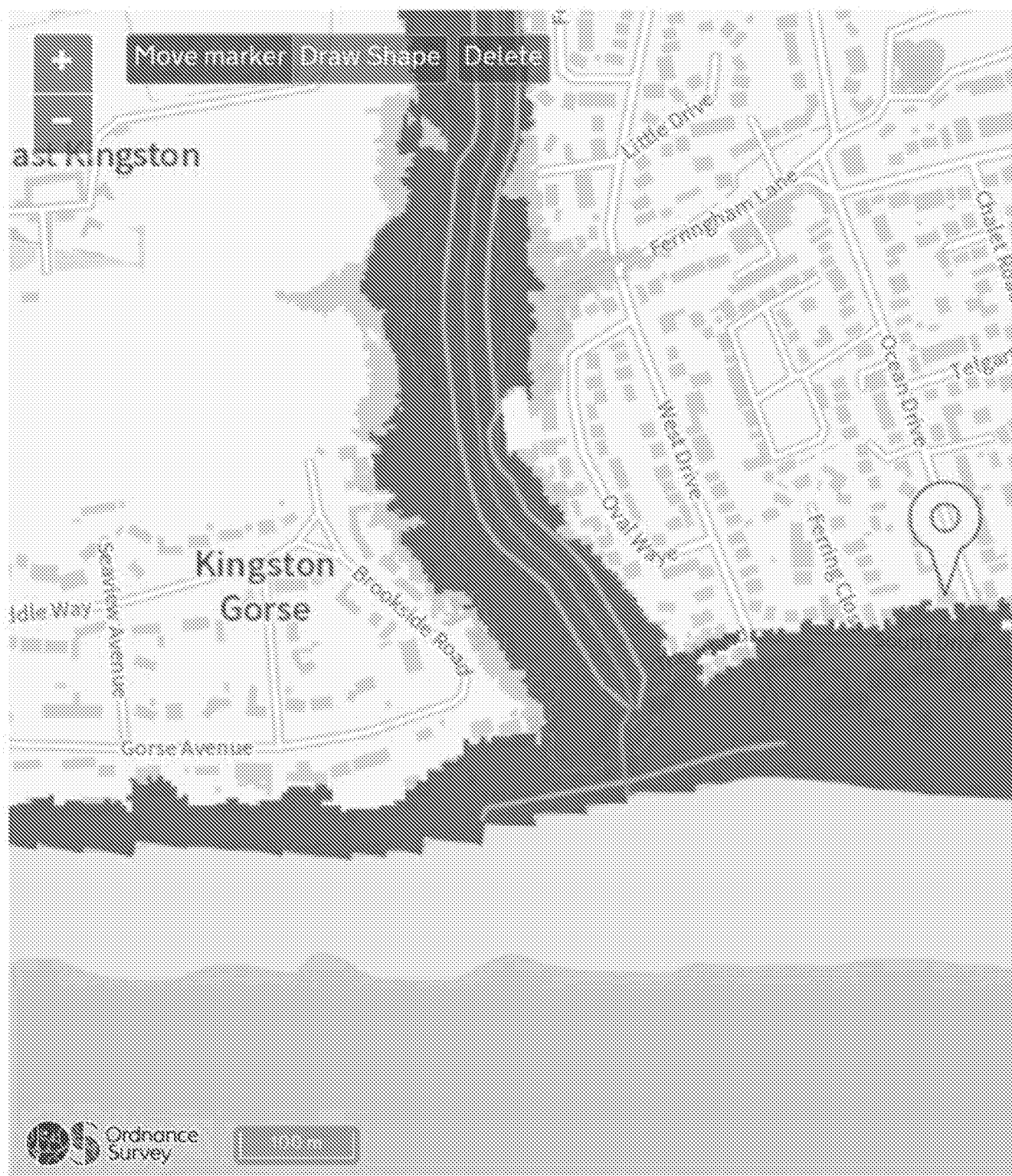
I will shortly be submitting a new planning application which will show amended dormers to the east and north elevations.

Regarding the FRA, I have researched the Environment Agency web site and upon entering the eastings and northings for the site, it is apparent that the site is in Flood Zone 1, not 3, and therefore a FRA should not be required. I have attached a screen shot of the Zone Map, together with the EA report. Please confirm that a FRA will not be required.

Regards

Glenn Curran

► How to draw a shape



Show flood zones

On 1 Dec 2021, at 21:04, Amy Myer [REDACTED] wrote:

Thanks Glenn,

I will try to discuss with Team leader next week or more likely week after and come back to you with some further advice before you re-submit

Kind regards
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place
<image010.jpg>



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From: Glenn Curran [REDACTED]
Sent: 30 November 2021 13:01
To: Amy Myer [REDACTED]
Cc: Mark and Louise Wood [REDACTED]
Subject: Re: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

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Hi Amy,

Although I can't agree with the observations made regarding the dormers, I have produced a revised scheme which shows a significant reduction in the bulk of the dormers to the east and north elevations. Drawings attached.

Please could you reconsider the original proposal and this revised one together with your manager tomorrow? The applicants feel strongly that they would prefer to stick with the original proposal and will decide whether to resubmit it and appeal a refusal. My own view is that the bulk of dormers in the original application is not disproportionate and that they harmonise well with the contemporary design of the ground floor front extension. Contemporary new builds and extensions / conversions are now appearing regularly in South Ferring, and the street scene in Ocean Drive,

which has no two buildings the same in either design or size, will not be harmed by the proposal for number 52. Indeed, the overall improvements to the property will enhance the street scene.

I look forward to hearing from you.

Regards

Glenn

On 29 Nov 2021, at 16:38, Amy Myer [REDACTED] wrote:

Hi Glenn

Yes, emails received thanks, just very busy with application reports.

I will ask TSU team tomorrow to withdraw the application from the system.

I will discuss further the points about the dormers with my Manager at case review this Weds and let you know suggested amends if required.

Amy

From: Glenn Curran [REDACTED]
Sent: 29 November 2021 16:04
To: Amy Myer [REDACTED]
Cc: Mark and Louise Wood [REDACTED]
Subject: Re: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Amy,

Would you be able to confirm receipt of my email of 26 November below, please?

Regards

Glenn Curran

On 26 Nov 2021, at 16:07, Glenn Curran [REDACTED] wrote:

Dear Amy,

I have discussed your email with the applicants and they have instructed me to withdraw the application. Please accept this email as confirmation.

I will prepare and submit a new application in due course.

Regards

Glenn Curran

On 26 Nov 2021, at 13:13, Glenn Curran

[REDACTED] wrote:

Dear Amy,

Thank you for your email.

I was unaware that the site is situated in Flood Zone 3. When I submitted the application via the Planning Portal, it was confirmed that the basic validation criteria had been met. Then, when your technical team went through the validation process, the lack of an FRA was not flagged up. If it had been brought to my attention then, I could have quickly submitted the required information.

With respect, I do not agree with your observations on the design, but I appreciate that subjectivity is involved in these matters.

I will discuss your email with the applicants and get back to you with a decision on whether to withdraw the application on Monday.

Regards

Glenn

On 26 Nov 2021, at 12:01, Amy

Mye [REDACTED]
wrote:

Dear both,

I note that the site is located in Flood Zone 3 (high risk from coastal sea flooding) but that no Flood Risk Assessment (FRA)

has been submitted with the application.

The National Planning Policy Framework and Arun Local Plan policy W DM2 require a FRA for all applications within FZ2 and 3. The Environment Agency then needs to be consulted on the FRA.

Flood risk assessment in flood zones 2 and 3 - GOV.UK
(www.gov.uk)

This is also part of the Council's validation checklist.

As such, without an FRA and EA consultation, we would unfortunately have to recommend refusal of the current application. In addition, I have concerns that the front dormer is overly bulky i.e. the flat roof and window part may be OK but that the underneath part extends too far down appearing unnecessarily bulky and not subordinate in the roof i.e. should stop short just under the lower window sill. The side dormer on the northern elevation equally should be set further up from the eaves. I also wonder if these could be designed with pitched roof forms instead to have a more charming appearance than 'boxes'. These should appear as small proportional additions which do not dominate the roof form, given the existing roof scape along this area and modest small dormers.

I would suggest you therefore withdraw the current application and re-submit with an FRA and revised drawing to address the visual impacts of the dormers.

Please confirm by next Tuesday 30th November if you wish to withdraw. Otherwise we will proceed to issue the decision (refusal).

Kind regards,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place
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