

From: Andrew Wood
Sent: 20 June 2017 17:34
To: 'sally henderson (sallyhenderson121@googlemail.com)'
Subject: FW: FG 198/16/PL - VERY URGENT

From: Andrew Wood
Sent: 20 June 2017 16:51
To: Juan Baeza
Subject: RE: FG 198/16/PL - VERY URGENT

Ms. Henderson,
I will respond in red to your comments below.

Your further comments and this response will be uploaded to the website.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](#) |
Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: [REDACTED]
Sent: 20 June 2017 12:25
To: Andrew Wood
Cc: carole robertson; Cllr. Roger Elkins
Subject: Fwd: FG 198/16/PL - VERY URGENT

Andrew,

Please urgently respond to my queries, as previously raised repeatedly, and as highlighted below, since the committee meeting is tomorrow and we still do not know the detail of the proposal to be decided.

1. We know the proposal is "NO LOWER THAN 5.8m AOD" as per the drawings, and your proposed condition 10, what we are concerned about is how high it will actually be as substantial overlooking already occurs from ground floor level at 5.8m AOD.

The height of the proposed block has raised 20 cm from the plans first submitted as shown on PL005 Rev F due to the inclusion of the underground car park. The minor error (10cm) occurred in the response to Mr. Gann was due to line thickness on the plans.

2. Is the obscure glazed window to the first floor kitchen dining family room deleted (as per the applicant's email) or retained (as per the most recent plans) ?

Following an earlier written commitment from the applicants, an amended plan is to be presented to committee removing the obscure glazed fixed window facing toward your balcony. The recommendation to committee will be to delegate authority to the Group Head of Planning to determine the application once full consultation on these new plan has been carried out

3. Please confirm that you have amended the report to highlight that the windows of this proposal would be higher than our adjacent property and that there would be overlooking into our habitable room windows.

The windows do generally match the height of some of the windows in your property, particularly those on the western side of the front elevation in your property when viewed from Sea Drive. None of the front windows on your property would be overlooked. As stated in the report it is not considered that the overlooking toward your property is significant nor contrary to planning policy. The only windows, other than fixed shut obscure glazed windows, which would face your property, are at the rear and at a distance of more than 20 metres from your primary habitable room windows.

I look forward to your urgent response.

Sally

Sally Henderson



Begin forwarded message:

From: 

Subject: Re: FG 198/16/PL - VERY URGENT

Date: 19 June 2017 at 14:11:45 BST



Hi Andrew,

I raised questions also which i am waiting for a response to - i understand Neil passed to you to respond so please can you the,l me when i can expect to receive that response ?

Regards,

Sally

Sally Henderson



On 19 Jun 2017, at 11:41, Andrew Wood <Andrew.Wood@arun.gov.uk> wrote:

Ms. Henderson,

Your comments have been noted and included in the officers update report to be presented at committee where I understand you have registered to speak. A reminder to the administrative staff to ensure your comments have been uploaded has also been sent.

Thank you,

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: [REDACTED]
Sent: 19 June 2017 11:37
To: Andrew Wood
Cc: Juan Baeza
Subject: Fwd: FG 198/16/PL - VERY URGENT

URGENT - This email sent to Neil on 14th has not been uploaded to the planning website, nor has it been responded to. This goes to committee on Wednesday and yet the details of what would be built should this gain permission have not been specified.

PLEASE PUBLISH AND RESPOND ASAP.

Sally

Sally Henderson

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: FG 198/16/PL
Date: 15 June 2017 at 09:39:32 BST

[REDACTED]

From: [REDACTED]
Sent: 14 June 2017 22:38
To: Neil Crowther
Subject: Re: COMPLAINT Ref FG 198/16/PL

Hello Neil,

I look forward to your promised response tomorrow.

In the meantime, i have read the officers report on this application and would like to highlight errors and inconsistencies as follows -

1. **Height of the proposed block of flats** - p 32 of the DCC agenda states that “the development would have a 6.4m maximum height on the front elevation on Sea Drive”. Andrew Woods stated in an email to my neighbour’s son, Jon Gann on 25/4/17 at 10.42, “The substitute elevation plan ‘proposed elevation and street scenes’ drawing no 16/046 PL005 Rev F dated March 2017....does indicate that the height of the building above the car park entrance has risen by 30cm from 6.3metres to 6.6metres.” This email was pasted into my formal complaint text. Should you be in any doubt i can forward it to you again.

What height is it ? Which statement is correct ? This is a hugely important factor in assessing the overbearing impact of the proposal and it simply is totally unacceptable to have these inconsistencies.

2. **Level of Windows** - p.33 states that “the level of the windows shown on street elevations matches that of 3 Sea Drive and would provide an acceptable relationship between the windows and floor levels of the neighbouring property”. It is very clearly shown on the applicant’s most recent street scene drawing 16/046 PL005 Revision G that the level of windows on the proposed flat block are significantly higher than those in our property. The finished floor level is shown as 5.8m AOD, this fact in itself makes it very clear that the windows will of course be correspondingly higher and the drawings confirm that indeed they are.

This is crucial to the extent of overlooking and loss of privacy and the facts have been stated incorrectly in the report which means the assumptions and conclusions are also incorrect - what will be done to rectify this mammoth mistake ?

3. **Deletion of window** - the applicant’s email of 24/5/17 to Andrew Wood, published on 26/5/17 states that “I confirm that the obscure glazed window shown to the kitchen / living / dining at first floor on the western boundary elevation will be removed”. However this window is still shown on the most recent drawing - revision G - so there is no accurate drawing that the public can see and that planning consent can be given to.

4. **Overlooking** - p.33 states “All windows in the northern section on this West facing elevation would be obscure glazed with the exception of 2 bedroom windows at ground and first floor level at the northern most end of the building which would be in excess of 20 metres away from the closest rear window at 3 Sea Drive and at a 90 degree angle. This impact on residential amenity of relationship of the built form and windows of the new development to the rear windows and rear amenity areas of 3 Sea Drive is considered acceptable.

This raises 2 inconsistencies -

a.) I have attached a scan of the applicant's site plan revision G, on which i have marked the sight lines from the 2 clear bedroom windows - bearing in mind that overlooking will be able to occur from ground and first floor due to the raised floor levels meaning windows are higher than fence height. It's clear that these windows can see into the habitable rooms of our home as well as overlook the entirety of our rear garden, even including our courtyard area which is enclosed on 3 sides and where our private hot tub is located.

b.) Given that the report states that all windows on the West facing elevation will be obscure glazed bar the bedroom windows discussed above, why does proposed condition 14 only state that all first floor hallway, bathroom and en-suite windows at first floor level in the West and North elevations shall be obscure ? Why are the ground floor windows not included in this condition ? Why, also is the ground floor kitchen / living / dining window and the ground and first floor side windows to the master bedrooms not included in this condition ?

Without acknowledging the overlooking into our property that will occur, the report is inaccurate, misleading and does not allow people to make an informed decision about the loss of amenity of the adjoining property, which is a major material planning consideration and must be presented accurately. The statement made on p. 34 "In summary, the proposed development due to the location of the built form and habitable room windows would not cause a significant...loss of privacy to any neighbouring properties" is entirely incorrect since it is not subjective but based on a lack of correct information.

These issues require urgent action so i look forward to your prompt response and to hearing your proposed actions.

Best Regards,

Sally

Sally Henderson

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<http://www.arun.gov.uk>

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