

Amber Willard

From: Martin Farrer [REDACTED]
Sent: 14 December [REDACTED]
To: Amber Willard
Cc: 'Clive Matthews'; 'Juliet Matthews'
Subject: RE: Gulls, 7 Second Avenue, Felpham - FP/182/20/HH
Attachments: 3249_P_01A - proposed plans.pdf; 3249_P_02A - proposed elevations.pdf; 3249_P_04 - addressing measures to prevent overlooking.pdf

Dear Amber,

I have now prepared a new drawing as requested to show a 1.8m high person standing on the corner of the proposed balcony to show possible overlooking concerns to the neighbour's conservatory, as attached drawing P_04. I have also shown an indication of the distance of 10m, to gauge the distance of possible views.

This has shown that there may be a possibility of overlooking, as shown with line 'A' with the existing scheme. To address this possible concern, I have therefore suggested the addition of a small privacy screen at 500mm high along the top of the ridge to the perimeter pitched roof along the south elevation only. With this screen in place the new line of sight is shown by sight line 'B'. This indicates that the screen would prevent any possible overlooking into the conservatory, and therefore addresses the concerns raised. With the height at 500mm it also allows for views above and into the distance towards the sea for the applicants.

With the view that the reduced size balcony and inclusion of the small privacy screen now addresses the concerns raised, I have also attached updated proposal plans and elevations with plans P_01A and P_02A respectively.

I trust this now meets your concerns and await any further comments.

Kind regards

Martin
[REDACTED]

From: Amber Willard <[REDACTED]>
Sent: 14 December 2020 18:20
To: Martin Farrer [REDACTED]
Subject: RE: Gulls, 7 Second Avenue, Felpham - FP/182/20/HH

Dear Mr Farrer,

FP/182/20/HH at Gulls, First Avenue.

I am writing to see if you were able to demonstrate the views from the proposed balcony as emailed below.

The application is due to expire today and ideally needs to be signed off today.

Thanks
Amber
Amber Willard
Planning Officer

T: ext:37445
E: amber.willard@arun.gov.uk



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From: Amber Willard
Sent: 08 December 2020 14:58
To: 'Martin Farrer' [REDACTED]
Subject: RE: Gulls, 7 Second Avenue, Felpham - FP/182/20/HH

Dear Mr Farrer,

Thank you for the plan. I have the below comments from my manager.

'I don't think the view from the smaller balcony would be more harmful than the adjacent window. It would be helpful if the agent could indicate on a plan a person of 1.8m height at the very corner of the new balcony and a line to show what they could view when looking to the conservatory. It might be necessary to have a small screen still on the very edge of the roof.'

Are you able to provide a sketch to demonstrate possible views.

Thanks

Amber

Amber Willard



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martin Farrer [REDACTED]
Sent: 08 December 2020 12:14
To: Amber Willard <[REDACTED]>
Subject: Gulls, 7 Second Avenue, Felpham - FP/182/20/HH

Dear Amber,

Further to our conversation earlier today, I understand you would require an obscure screen approx. 1.7m in height to the north and south balustrading in order to satisfy concerns of overlooking to neighbouring properties. I advised this would be no higher than soffit height and would also obscure views from within the bedrooms to the sea to the south.

In order to omit any obscure screening and blockage of sea views I am suggesting reducing the size of the balcony area to contain within the centre of the flat roof area, between Bed 2 and Bed 3. This would also include a Juliet style balcony to Bed 2 with glass screen in front of the doors to prevent egress onto the flat roof. I have attached a

sketch SK_01 for clarification which shows the new balcony area coloured in purple. The glass balustrading would extend around this smaller balcony area to prevent egress onto the flat roof at 1.1m height above ffl. The balcony area would now be set back significantly from the boundary which would prevent overlooking but allow for views to the distance across to the sea.

I trust this meets your concerns and await confirmation before submitting revised plans.

Kind regards

Martin

for and on behalf of MF Designs Ltd

From: Martin Farre [REDACTED]
Sent: 30 November 2020 14:41
To: 'amber.willard@arun.gov.uk' <[REDACTED]>
Subject: Gulls, 7 Second Avenue, Felpham - FP/182/20/HH

Dear Amber,

I am the agent for the above application, and I am enquiring to see if you have an update on the status as I note the determination date is getting close, being 14th December 2020?

I note there are two comments on record, one as no objection from the Parish Council and one from a neighbour highlighting concern over the balustrading.

Should you have any concerns or queries I would be grateful if you could contact me to discuss prior to any determination.

Kind regards

Martin

Martin Farre RIBA
for and on behalf of MF Designs Ltd

mf designs ltd

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