

Please the Action Sheet.



Hi Maria,

I'm just emailing you to check that you received the latest revised drawing I sent to you on 2nd March (attached)? This doesn't yet appear on the Council's website so I'm a bit worried that you haven't received it?

Please could you confirm receipt? Please don't hesitate to contact me if you would like to discuss anything.

Kind Regards,

Matthew

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Chartered Town Planner

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Hi Maria,

Further to our conversation on Wednesday 26th February please find attached a further revised drawing.

This has been revised to show the additional information.

1. Unit 1 – this is annotated to say 2 bedroom, 3 person flat. You will see that one of the bedrooms has been reduced in size and the width of the hallway increased to include internal storage facilities.
2. Unit 2 is now shown with a dormer to the 'end' bedroom – with views across the adjacent commercial yard area.

I trust that this is now acceptable to you and covers all of the points we discussed.

Should you require any further information please do not hesitate to contact me on 02392 375050.

Many thanks for all of your help with this one!

Kind Regards,

Matt

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Importance: High

Hi Maria,

Further to our telephone conversation last week I attach a further revised drawing.

You will note that there are two further revisions. These are summarised below:

1. Both east facing side dormers are now shown with clear glazing to their north and south “cheeks” (sides) together with high level windows within their front faces (or east elevations). Below the high level windows are proposed solid inset panels to provide a bit of relief and visual articulation. You will see that there is an annotation on the drawing stating “Sill height to not less than 1700mm above FFL”. I am hopeful that you will now agree that the dormer windows would not result in the overlooking of adjacent habitable room windows whilst at the same time offering future residents an acceptable outlook.
2. The proposed use of the forecourt has also been revised. This no longer shows the parking spaces as previously proposed and is annotated “Forecourt to be retained as existing”. You will also note a second annotation which states “Existing Disabled Access, Stepped Access and Bollards to be retained.”

I have copied in to this email Katie Kurek from West Sussex County Council as Highway Authority so that she can comment on this revision.

I trust that we have now addressed all of your earlier concerns and look forward to receipt of your decision in due course.

Please do not hesitate to call me should you wish to discuss any part of this email.

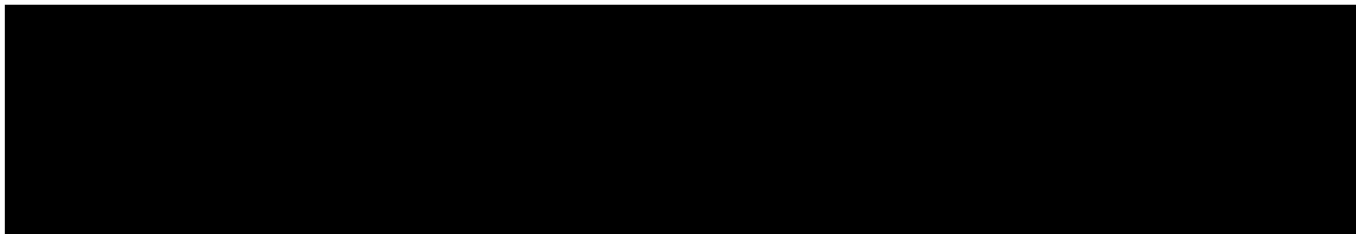
Kind Regards,

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Hi Maria,

I write further to receipt of your email last week regarding the proposed redevelopment of No.107 Felpham Way. In your email you refer to several issues which you considered required further thought.

One of the matters raised related to the proposed use of the existing front forecourt for vehicle parking and the fact that a large part of the forecourt had been purchased by WSCC in 1938 for a road widening scheme (that didn't actually take place). You will be aware from email correspondence that I have been in discussions with Katie Kurek from the Highway Authority to try and establish a way forward. We discussed the two possible options I had proposed and, particularly, which of them would be preferred by the HA. Katie's preference was for the two existing spaces which are accessed from the existing dropped kerb. In effect, the preferred parking layout would be for the front forecourt to be retained as it currently exists. As such, the attached revised drawing shows the front forecourt to be retained as existing (i.e. retention of the existing dropped kerb, security bollards, disability access and pedestrian steps to the front door of the shop as well as the open forecourt area where two vehicle parking spaces have been shown for indicative purposes).

You will be aware from the Transport Statement submitted with the application that there is an average of 81 vehicle parking spaces within a convenient walking distance of the site. Consequently, if future occupiers of the site own a car they would be able to find an on-street parking space within an easy walking distance of the application site.

The attached drawing also shows several other revisions.

1. Commercial Unit The drawing has been revised to show a 2.2m high boundary fence which would run down the boundary between 105 and 107 Felpham Way. This would prevent any opportunity for overlooking of the door of 105A from the side door and windows within the commercial unit. Given that the replacement building would be constructed 1.0m from the common boundary at this point I would expect the door and yard area of 105A to receive more natural light than is currently the case.
2. Unit 1 The floor layout has been revised so that the two bedrooms are now on the east side of the flat. One bedroom has a window facing the garden; the second bedroom has a window with an outlook over the vehicular access running down the east side of the site. The light and outlook from the second bedroom would be similar to that of the bedroom window within the ground floor flat approved under FP/208/08/ which also looks out over this access.
3. Unit 2 The layout of this flat remains unchanged. However, I would like to clarify that the rooflights serving this flat would have a cill height set at approximately 1.1m above internal finished floor level which would allow future occupiers an outlook over the top of the adjacent single storey building to the west.
4. Unit 3 Planning permission was granted for FP/208/08/ for the provision of 4 flats at No.109A Felpham Way. One of the bedroom windows in the west facing first floor flat was separated by a

similar gap from the current application property. This relationship is not very different and has been considered to be acceptable by the LPA in the past. With regards to the potential overlooking of the rear of 109 Felpham Way I can advise you that the rear of No.109A has planning permission for use as a parking area (FP/208/08/) and is not a garden.

I would be grateful if you could update the current application with this revised drawing.

I trust that this is acceptable to you. Should you have any further queries please do not hesitate to contact me.

Kind Regards,

Matthew

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Dear Mr Pickup,

I believe you are aware of the below.

I have checked your proposal and there are some issues:

In your proposal you are opening proposed Commercial Unit to the west showing windows and door to 1m deep 'yard' facing to the entrance of 15A with no access? It would violate the privacy of the occupiers of that flat.

The proposed unit 1(ground floor would have a poor outlook from bedroom with a window facing to the wall within a distance 1m what is not acceptable.

Unit 3 (first floor) habitable room windows on the eastern elevation (within a distance of approximately 3m from the flank wall of No 109
With habitable window at the first floor level; not acceptable. The proposed bedroom shows low level roof light with a possibility of overlooking the private garden of 109.
In addition the proposed bedrooms (Unit 2) would have only rooflights with no outlook.

I would wish to reiterate to the applicant that the easement reserved by a Conveyance dated 22 October 1938 for land in ownership of West Sussex County Council grants only a right of way over this land. It is noted that the submitted application extends beyond the applicant's own title and includes a proposal to create 3 parking spaces and bike store on the land in West Sussex County Council's ownership. The applicant should therefore be directed to contact West Sussex County Council's Valuations & Estates team on email Valuations.Estates@westsussex.gov.uk to formally request permission from the County Council to use the County Council's land in this way, and that, furthermore, consent cannot be assumed to be forthcoming.

Kind regards

Maria

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

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