

Lynnyrd Wolfe

From: Richard Castro-Parker
Sent: 30 April 2019 10:29
To: Lynnyrd Wolfe
Subject: FW: FP/274/18/PL - 10 Felpham gardens.
Attachments: Prop FF Plan Unit 2 Rev A.PDF; Prop Elevations Unit 2 Rev B.PDF

Dear Lynnyrd,

Please could the following plans be uploaded to FP/274/18/PL - 10 Felpham Gardens. I will fill out the action sheet.

Thank you.

Richard Castro-Parker

Senior Planning Officer (Contract)
Arun District Council.

From: Juan Baeza
Sent: 25 April 2019 15:11
To: Richard Castro-Parker
Cc: Lynnyrd Wolfe; Andrew Wood
Subject: FW: FP/274/18/PL - 10 Felpham gardens.

Richard

I have spoken to Neil and we are duty bound to accept these amendments. Now, I have spoken to lynnyrd and he will await your instructions to get these sub plans stamped up and consulted on. Can you please do this at your earliest opportunity and once done can you pass the file to Andy who can then take the application forward.

Thanks



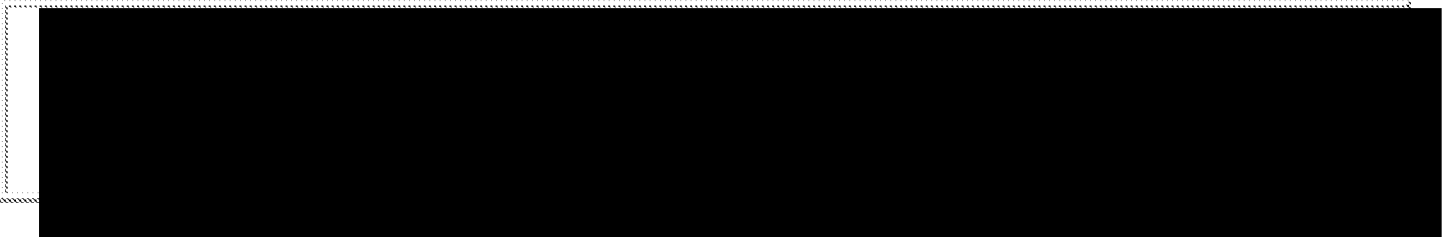
From: Juan Baeza
Sent: 25 April 2019 15:07
To: 'Tim Rodway | Rodway Planning'
Cc: Richard Castro-Parker
Subject: RE: FP/274/18/PL - 10 Felpham gardens.

Dear Tim

Richards email to you was to advice you why the application was unacceptable and would be refused. It was not an attempt to negotiate a more suitable submission. That being said you have submitted revised drawings and I will

allow for these to go forward to be registered and consulted on for the required 21 days. This can only be done with an EOT in place. Can I therefore ask you to agree to the 5 June by when a decision can be made.

Regards



From: Tim Rodway | Rodway Planning
Sent: 24 April 2019 17:06
To: Richard Castro-Parker
Cc: Juan Baeza
Subject: RE: FP/274/18/PL - 10 Felpham gardens.

Dear Richard

I refer to your email below and our subsequent discussions. I would be grateful if you could consider the attached revised drawings.

We understand that the principle issue is the potential for overlooking from the rear dwelling that is proposed (Unit 2). Consequently we have deleted the rear dormers entirely, and this property would now have no north facing windows at first floor level. The first floor accommodation would be served solely by the south facing windows. The consequence of deleting the rear dormers also means that the bulk and scale of Unit 2 has been reduced.

We consider that Unit 1 should remain as originally submitted. It is important to remember that the original dwelling is 2-storeys, and Unit 1 will largely be a replacement of this existing property (albeit in a slightly different position). Unit 1 would not create any additional overlooking or unneighbourly impacts as currently proposed, over and above that of the existing property that is to be demolished. Indeed, we consider that in comparison the new house would lead to a potential improvement in neighbours living conditions (and further it could be that future permitted development rights are removed so as to allow the Council to control any future changes).

The revised gross internal floor area of Unit 2 is now 144 sqm (comprising 69 sqm at ground floor, 20 sqm garage space, and 55 sqm at first floor).

We consider that the attached plans that show revisions to Unit 2 would overcome the concerns that have been raised, in that it would create satisfactory living conditions for neighbouring occupiers. Given these alterations to the proposed drawings, we now suggest that the application can be recommended for approval.

If required, we would welcome a meeting with Officers.

I look forward to hearing from you.

Best regards,

TIM RODWAY



[REDACTED]

From: Richard Castro-Parke [REDACTED]
Sent: 11 April 2019 16:13
To: [REDACTED]
Cc: [REDACTED]
Subject: FP/274/18/PL - 10 Felpham gardens.

Dear Mr Rodway,

I am emailing regarding 10 Felpham Gardens, Felpham. I apologise for the delay in determining this application. I have discussed this application with both my manager and the Head of planning. It is considered that the proposals would lead to a detrimental impact on the residential amenity of the occupiers of adjoining properties. It is considered that the dormer windows facing north in the rear elevation of unit 2 are close to the common boundary of the adjoining property and would lead to detrimental overlooking. These windows could be obscured but it would create the perception of overlooking and result in a building with an overbearing impact on the on the rear garden of the adjoining property.

1 storey properties would be preferable on the site.

I still have to make an assessment on whether the development complies with WSCC PARKING STANDARDS and the national internal space standards.

Yours sincerely

Richard Castro-Parker

Senior Planning Officer (Contract)
Arun District Council.