

Nicola Spencer

From: Tim Rodway | Rodway Planning [REDACTED]
Sent: 12 July 2019 15:25
To: Maria Tomalova; Nicola Spencer
Subject: RE: FP/274/18/PL, 10 Felpham Gardens

Dear Maria & Nicola

I note that the application description as listed on the Council's online file still refers to 2 no. chalet dwellings. Given the revised plans that are now under consideration, I am of the view that this should be altered to:
'Demolition of 1 No. house & erection of 1 No. detached chalet style dwelling & 1 No. single storey bungalow, with garaging & car parking'.

Please can you amend the description accordingly?

In addition, I note that the Parish Council have again confirmed that they have no objections.

Are you able to provide me with any further update? Specifically, will this be a delegated item? When do you expect to be able to issue a decision?

I look forward to hearing from you.

Best regards,

TIM RODWAY
DIRECTOR [REDACTED]



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From: Tim Rodway | Rodway Planning
Sent: 09 July 2019 12:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: FP/274/18/PL, 10 Felpham Gardens

Dear Nicola

Further to your email of yesterday, please find attached the corrected floor plan drawing.

I trust that this is satisfactory.

Best regards,

TIM RODWAY
DIRECTOR



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From: Nicola Spencer <Nicola.Spencer@arun.gov.uk> **On Behalf Of** Planning.Responses

Sent: 08 July 2019 16:15

To: Tim Rodway | Rodway Planning

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: FP/274/18/PL, 10 Felpham Gardens

Dear Tim

I am processing the substitute plans and the proposed first floor plan is still saying Unit 2 on it. I understand from the case officer that it should relate to unit 1. Please could you amend the title on the actual drawing and forward back to me so I can upload. Many thanks

Yours sincerely

Nicola

Please see an action sheet.

Dear Maria

I would be grateful if you could confirm that this is all satisfactory, and nothing else is now required.

Best regards,



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Dear Tim,

In the submitted drawings of Unit 1 , Northern Elevation the dormers window are shown openable and with a clear glass.

I would advise you to amend this drawings showing the windows of the proposed dormers non openable up to 1.7m and obscure glazed to avoid confusion.

Kind regards

Maria

ARUN DISTRICT COUNCIL FP/274/18/PL

- Unit 1 is proposed aligned with the existing house No 8 Felpham Gardens as such it would not affect substantially the residential amenity of this property.
- However the proposed Unit 2 of the same shape and scale as Unit 1 would be obscuring the outlook from the rear of No 8 and would be an overbearing structure (12.5m deep, 6.7m high), entirely closing the view to the south and within the winter time when the sun is low, from the sun-light.
Suggestion: proposed Unit 2 should be reduced considerably (the height in the between of the proposed Unit 1 and an existing bungalows to the east) to be acceptable without affecting the amenity and prospect of inhabitants of No8
Probably you can reduce the width of Unit 2 by re-positioning the garage where the cycle storage is proposed with a direct access to it.

Your strategy with cleaning the site from the trees before applying for the planning permission has raised some objections and disapprovals.

Please let me know (after consultation with your client) if you can address the issues above.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer

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