

ARUN DISTRICT COUNCIL

11 JUN 2012

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08 June 2012

Planning Department.
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
W.Sussex. BN17 5LF

For the attention of Mrs. Katherine Rawlins

Dear Sirs,

Ref: FP/48/12/ 39, Davenport Road, Felpham, Bognor Regis.

Further to our recent conversation I enclose revised elevation plan and attach photos of properties with extensions built on the boundaries in Davenport Road. I have set the front of the Garage back to the original garage position and my client is happy with this. The properties opposite No. 39 are both built out to the boundary and also extended forward of the original building line, but my client is happy with what you have suggested here. He would, however, prefer to keep the extension as it is, i.e. 150mm from his boundary. The neighbour is happy with this situation as he wants to build a garage himself in the near future.

Perhaps you will let me have your comments.

Yours faithfully,



Katherine Rawlins

From: Katherine Rawlins
Sent: 21 June 2012 11:52
To: [REDACTED]
Subject: 39 Davenport Road, Felpham
Dear Mr Martin,

Thank you for the revised plans, elevations and photos at 39 Davenport Road.

I note the set back of the proposed extension from the front elevation of the property, which is considered to be an improvement from the original scheme.

Please could you clarify that the extension is set off 150mm from the side boundary?

My only other outstanding query relates to the height of the extension in relation to the eaves/side facing window. The ridgeline still appears to be above eaves height when viewed from the side, yet from the front elevation, it appears to be in line with the eaves?

I trust these comments are of assistance.

Please be advised that any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application, which will be subject to wider consultation and publicity.

Regards,

Katherine Rawlins Senior Planning Officer, Planning Services, <u>Arun District Council</u> Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37314 External: +44 (0) 1903 737500 ext.37314 E-mail: katherine.rawlins@arun.gov.uk
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Katherine Rawlins

From: Katherine Rawlins
Sent: 17 July 2012 11:33
To: [REDACTED]
Subject: 39 Davenport Road, Felpham

Dear Mr Martin,

Further to our brief telephone conversation last week, I have now had the opportunity to review the latest revised drawings for the proposed side garage extension.

From the information submitted, the revised scheme incorporates the following changes:-

Set back of 150mm from the side boundary adjoining no. 37 and retention of existing fence;
Set back of 1100mm to be in line with the front elevation of the dwelling;
Proposed extension in line with existing eaves height.

These changes have the effect of reducing the depth and width of the extension, and improving the relationship to the host dwelling and the visual impact in the streetscene.

The set back from the front elevation of the dwelling needs to be shown on the proposed site plan, as this still shows a projection up to the front balcony.

I note that the proposal is similar in design, scale and form to a side garage extension at 25 Copeland Road, permitted under application ref. FP/1/07.

I trust these comments are of assistance. Please note this is an informal officer opinion and does not amount to a formal decision, of which additional consultees may raise further issues.

Regards,

Katherine Rawlins | Senior Planning Officer, Planning Services, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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