

Simon Davis

From: [REDACTED]
Sent: 09 April 2014 16:40
To: 'Nigel Locke'
Subject: RE: 1 Normans Drive, Bognor Regis (FP/66/13)

Dear Mr Locke,

Whilst I agree that the changes would be capable of complying with our new policy on the amount of external amenity space, I do not consider that the changes are capable of overcoming the first reason for refusal on character. Furthermore, the changes do not alter the fact that the rear garden for the new dwelling is in full view of the rear first floor windows on no. 1 and that there will be overlooking between these windows and the private garden and vice versa and at a distance of less than 10m. This suggests to me that this site is unsuitable for a new dwelling due to the size of the available plot and this adds to the arguments over the character of the area.

I also have concerns over how private the front garden will be given that it is open to the road. Presumably, landscaping would be proposed to increase the privacy of this area. Finally, you should also have regard to our emerging policy on internal space standards (D DM2). The application submission was deemed to meet the standards but with a smaller footprint, this may no longer be the case.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Nigel Locke [REDACTED]
Sent: 08 April 2014 11:29
To: Simon Davis
Subject: Re: 1 Normans Drive, Bognor Regis (FP/66/13)

Dear Mr Davis,

Further to the refusal of this planning application, I have consulted with the applicant with a view to making a revised application, which will hopefully overcome the objections contained in the decision notice.

I attach a revised design for a two bedroom chalet bungalow. The window on the north first floor elevation will be obscure glazing as it only serves a bathroom, so the only window with an outlook on the first floor will be the front south facing window that overlooks the front garden and roadway. The proposed rear garden to the new dwelling will now have a depth of 10 metres and an area of about 95 square metres, to conform to the Council's current outside space standards for a detached two bedroom dwelling.

Also attached is a sketch showing the layout of the parking, amenity and garden space that will be left with No.1 Normans Drive. This property is on the bend/corner and therefore its main garden area will be to the south-east and north as shown on the plan. With a private patio area to the west and an area designated for off road parking.

I consider that the revised design and layout will alleviate any overlooking or privacy issues to adjoining properties including No. 1 Normans Drive.

I would appreciate it if you could come back to me with your informal comments before we go ahead with a revised application.

Regards,

Nigel
Nigel Locke Planning Consultant F.P.C.S.
The Office
129 Tarring Road
Worthing

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Tuesday, 18 March 2014 18:14
To: Nigel Locke [REDACTED]
Subject: RE: 1 Normans Drive, Bognor Regis (FP/66/13)

Dear Mr Locke,

It is there under the Officers Report Tab. However, I attach a copy for you.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
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P Save the environment - think before you print.

From: Nigel Locke [REDACTED]
Sent: 18 March 2014 15:14
To: Simon Davis
Subject: Re: 1 Normans Drive, Bognor Regis (FP/66/13)

Dear Mr Davis,

Further to the decision notice that you have issued on this one, could you please send me a copy of the Officer's report as this does not seem to be posted on the website.

Regards,

Nigel
Nigel Locke Planning Consultant F.P.C.S.
The Office
129 Tarring Road
Worthing
West Sussex
BN11 4HE

[REDACTED]
www.nigellockeplanning.vpweb.co.uk

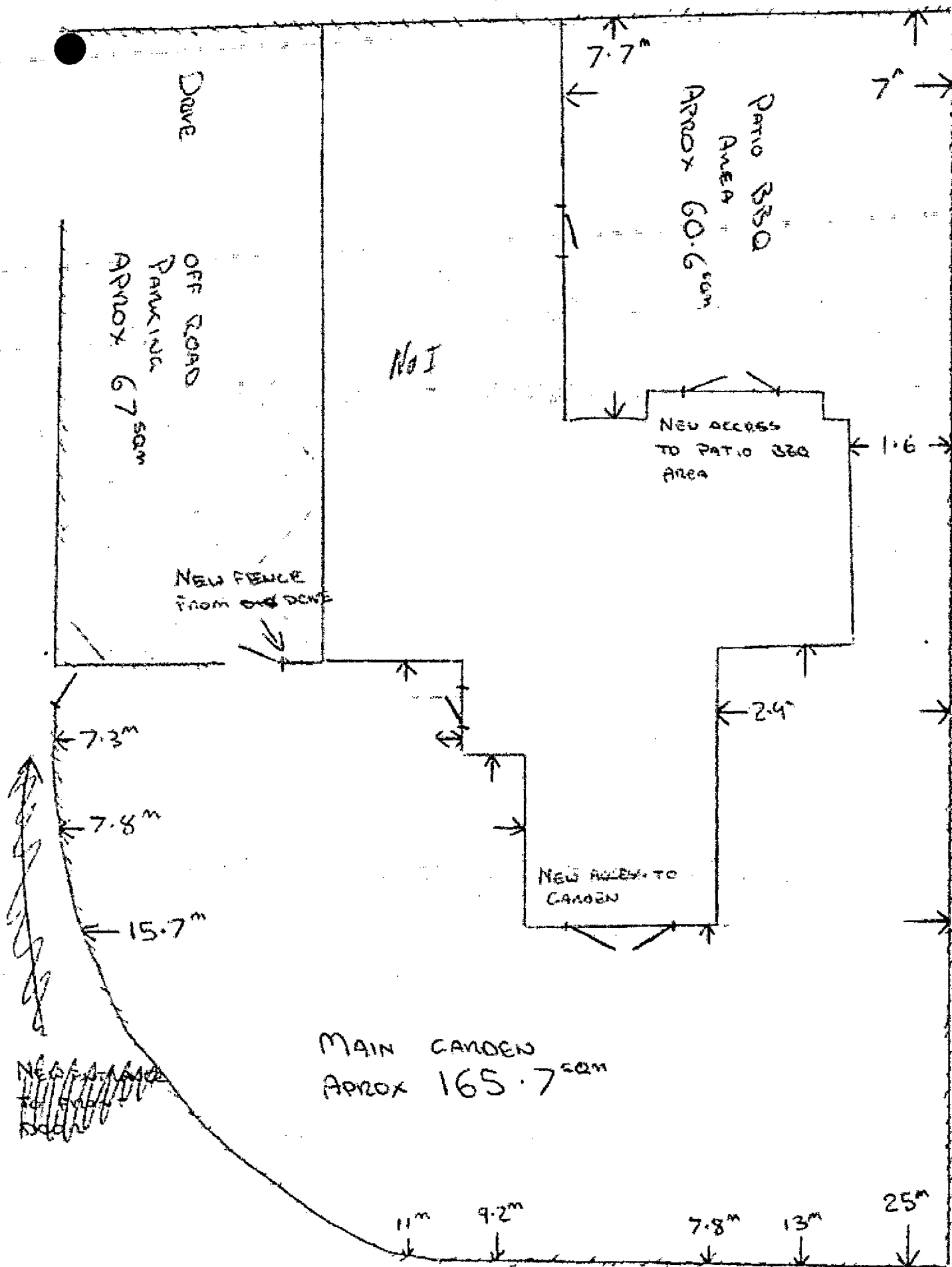
From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Thursday, 6 March 2014 10:41
To: Nigel Locke [REDACTED]
Subject: RE: 1 Normans Drive, Bognor Regis (FP/66/13)

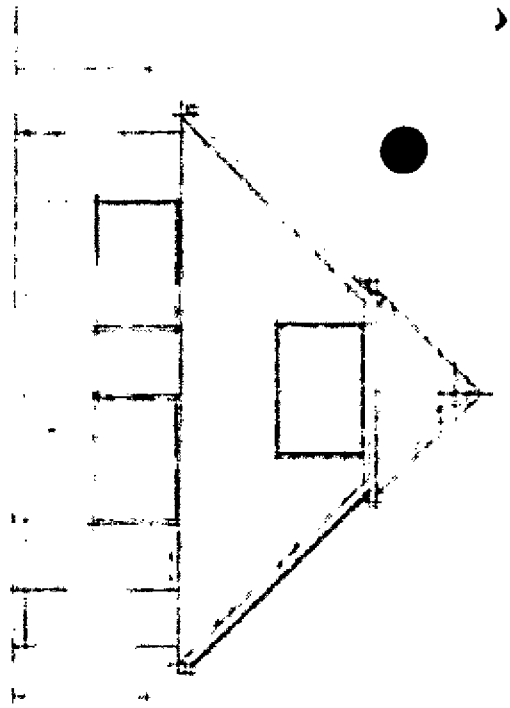
Dear Mr Locke,

I am in the process of writing up the recommendation. I hope to finish today. We will be recommending refusal but it is a delegated item.

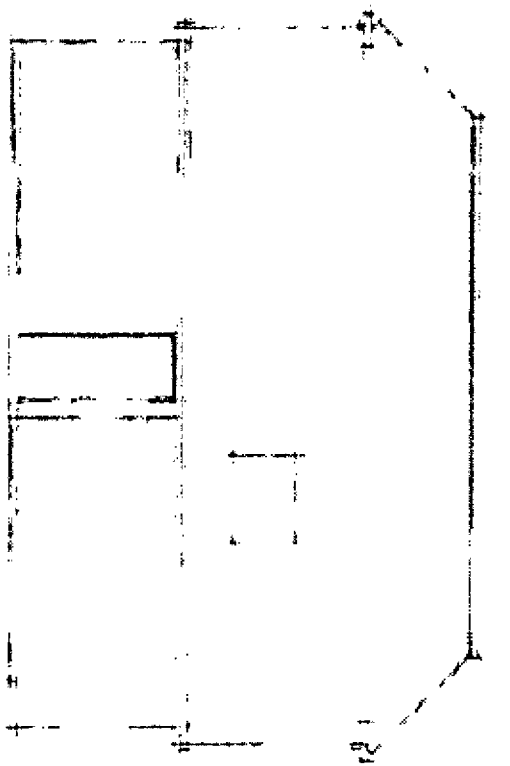
Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control





SOUTH WEST [front] 1/100



SOUTH EAST 1/100

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