

From: Daniel cooper [REDACTED]
Sent: 03 August 2021 22:28
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: F/11/21/PL

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Hi Kathryn,

In response to comments raised by concerned neighbours in Lewis Lane.

The application on the planning permission does say complete; however, it was pointed out by local authority when the building was viewed, it was suggested verbally that we need to blend into the street view or colour and that the current pebble dash "does not fit in". Based on the recommendation we put into the planning permission to make the change once the decision was known. We followed the advice and picked medium brown for cladding as this could blend into the previous fence colour.

Cladding was chosen to cover the exterior as it would be the most long-lasting cover over paint or render, as the paint will fade or peel off, and we were informed the render would crack, Cladding was advised as this is long lasting.

We had a local firm, do some price work for the potential cladding and was informed that the roller door could not be painted as the paint would crack on the joints.

However, we are open to suggestions for coverings and another idea we had was to have brick style cladding that matches the street view into Lewis Lane. Happy to look into this, if this would be more acceptable.

As for the PVC there are white windows and doors in the local surrounding area, we don't feel this out of place.

The ramp directly runs water into the two drains beneath the hard standing and in recent heavy rain Lewis Lane did not flood, previously behind the gates there was small shingle that constantly had a lot of weeds grown in it and most of it ended on the road or in the drain.

The original intention of having the building was in the future to securely store a motorcycle with easy access. A motorcycle was previously stored in garden behind the summer house but since then the motorcycle has been sold. It was changing to move the motorcycle in and out of the back garden, using a plastic ramp.

Following a comment about the noise of a vehicle, a car cannot fit into this building as its 12ft by 12ft, and with my passion being on the road in fair weather the hobby is seasonal so a Motorcycle will not get used much, and never had any neighbours mention any noise while I had it for 3 years previously.

As Lewis Lane backs onto the industrial estate, there's already a lot of noise, while working from home so the rare occasion a potential motorcycle would be used would not contribute a great deal of noise.

We apologise that the recycling bin had been put on the road, moving forwards this will be left on the kerb in the remaining space next to the ramp and since doing this when I have taken my bin back into the building it has put it back beside the ramp by the ADC recycling collectors.

There is no new pedestrian access as we previously had a double gated fence as part of the previous access to the road onto Lewis Lane, I can provide pictures, if necessary, which also shows where the bike was stored.

In respect of not applying for planning permission before the building was erected -

We were sadly not informed by the company that sold us the building that planning permission was not required for the workshop to be built. The local builder that installed the hardstanding also didn't raise any issues with the base that he laid.

We apologise that we did not inform all neighbours before the building work was carried out, however we did inform both neighbours in beagle drive and the house directly opposite the building in Lewis Lane that this would be carried out, it was not our intention to upset the local neighbours, I really did not think that the view of the building would be an issue as the large tree beside the workshop which blocks the view of most of the houses in Lewis Lane.

I will send a separate response to the about the public highways I am waiting on reply from June my architect, so please upload my response

Kind regards

Daniel

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: Monday, August 2, 2021 4:07:36 PM

To: Daniel cooper [REDACTED]

Subject: RE: F/11/21/PL

Hi Daniel,

I was referring to another email earlier this morning re the site notices which I see have been dealt with now.

In relation to the highways request. They require a plan showing the existing boundary line with the new boundary line, the google images can be used as supporting evidence but a plan to scale provides the most accurate information and this is needed to determine the size of the strip of land which now forms part of your property. If the garage now forms the boundary this should be annotated to plans.

LHA = Local Highways Authority

The advice of the highways is that if a dropped kerb is not intended then the hardstanding will need to be removed. The issue they face is that although you may not wish to use the access for vehicles, future occupants may attempt to because of the hardstanding provision. So what they are trying to achieve is an all or nothing situation, you either go for the dropped kerb, fully licensed or, its removed and then there is no chance of it ever being used as such. This is a decision you will need to take.

Kind regards,

Kathryn Welch
Planning Officer, Planning Department



T: 01903 737789
E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Daniel cooper [REDACTED]
Sent: 02 August 2021 12:52
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Fwd: F/11/21/PL

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Hi Kathryn,

Following my voicemail at 12.00

requesting a call back back is no longer required.

I have put the sign back up this morning I used the string and tape, however its clear to read.

when you said that you send an email last week, what was in the email? can you please forward it on?

I have put down the notes from highways, that i am not to sure what it means?

historical realignment of the rear boundary fence – does this mean they would like to see the old fence line? Which can I can provide from google maps?

In respect of the “proposed fence position” there will not be a rear fence as the 12ft by 12ft building covers the previous access (acting as a fence)

As a keen cyclist the ramp is used for push bikes and to take the bin out easily, I have no intention of dropping the kerb as I can lift the bicycle down,

I am uncertain to know what does “LHA to assess”??

The gravel laid down by the previous owners behind the previous fence, caused a lot of stones keep going down the drain, by having the ramp this resolves the issue.

Thank you

Daniel

From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: Monday, August 2, 2021 10:56:57 AM

To: Daniel cooper [REDACTED]

Subject: RE: F/11/21/PL

Dear Mr Cooper,

Further to my last email please see the comments from WS Highways. I would be grateful if you would respond to their request and return the relevant information to me by next Monday. This will allow us time to re-consult on the issue.

If it is not possible to complete before then, then please let me know.

Kind regards,

Kathryn Welch

Planning Officer, Planning Department

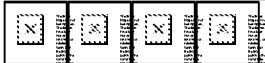


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From: Daniel cooper [REDACTED]
Sent: 30 July 2021 16:02
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: F/11/21/PL

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