

From: Nick Blunt [REDACTED]
Sent: 05 May 2022 13:31
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: K/11/22/PL - 37 Coastal Road

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Dear Maria,

Further to our various conversations, please find attached the following drawing:

P232-107A First Floor
P232-108A Roof Plan
P232-109A Elevations
P232-110A – Elevations
P232-111A – Sections
P232-112A- Street Elevations

These drawings have been amended to remove the roof terrace as discussed and also to add 1.7m screens to the sides of the first floor balcony. In addition a note has been added in reference to acoustic enclosures being provided if required to the ASHP and Airconditioning units.

Could you please substitute these drawings for those originally submitted with the same numbers.

If you have any queries regarding the above please do not hesitate to contact me.

Kind Regards

Nick Blunt MRICS
Director



UrbanCurve Architecture Limited
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From: Nick Blunt
Sent: 21 April 2022 18:11
To: maria.tomalova@arun.gov.uk
Subject: K/11/22/PL - 37 Coastal Road

Dear Maria,

Further to our recent conversation regarding the above application and the comments received from the two adjacent neighbours and the Parish Council, please find attached our response to the Parish's comments along with 4 drawings illustrating the separation distances and how the proposed dwelling has been designed to address the points raised.

We are keen to proactively work with you to address any reasonable concerns where possible and to work together to achieve a positive outcome to this application.

Our view is that the separation distances and restriction of short range views created by the set-back of the roof terrace are sufficient to ensure no unreasonable adverse impact on the surrounding properties however, in response to the concerns raised our client would be happy to incorporate side screens to the roof terrace as well and the rear balcony if you consider that would be required. In addition whilst we do not accept that the height of people on the roof terrace should be considered when assessing the height and scale of the new dwelling, due to the existing site levels there is scope to slightly lower the house within the site by up to 300mm and this is something our client would also be happy to consider if considered appropriate.

I understand from our conversation that should you be minded to support the proposals then our application is likely to go to the May committee where we would have opportunity to address the committee members. On the other hand should you consider that there are issues with this application and therefore you would be minded to refuse the proposals in their current form, we would request opportunity to discuss any appropriate revisions that would address any concerns and to submit amendments or if your concerns cannot reasonably be dealt with under this application then at least have opportunity to withdraw the application and prepare a further revised proposal for re-submission.

Please do not hesitate to contact me if you have any questions or queries regarding the above and attached or if there is any additional information that would assist you in considering this application.

I look forward to hearing from you in due course.

Kind Regards

Nick Blunt MRICS

Director



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