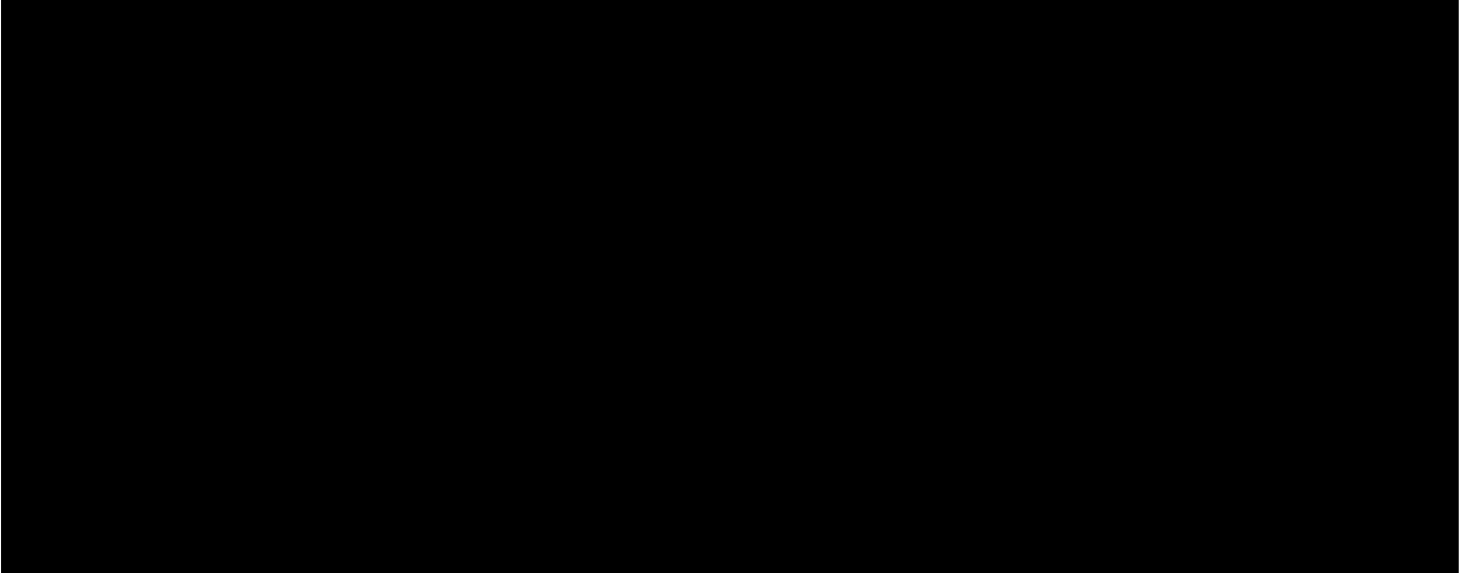




From: Adam King [REDACTED]
Sent: 16 September 2019 18:13
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Hi Zac,

Under the circumstances we will agree an extension of time up to the 11th October as you noted.

This is agreed on the understanding that you are recommending the application for approval.

I would appreciate clarification from your Team Leader – as I noted in my previous email, the reasons given by the Councillor are all based on incorrect information. To this end, I am surprised that the call in was allowed.

I look forward to hearing from you.

Thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

ECE are working closely with Shoreham Port. Read more [here](#)



From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
Sent: 11 September 2019 11:23
To: Adam King [REDACTED]
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Hi Adam,

Apologies for my late response.

I believe that the reason for the 'call in' is addressed during the presentation of the proposal at Committee, however, I am unsure. I will seek to clarify this with my Team Leader.

Are you able to agree an Extension of Time until the 11th of October?

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Adam King [REDACTED]
Sent: 29 August 2019 12:05
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Hi Zac,

No problem and thanks for your email.

The process is very frustrating, particularly given your recommendation for approval and given the delay that this will now cause to the project given the October Committee is some 6 weeks away.

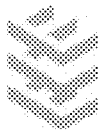
As per my last email, there are clearly factual inaccuracies with the Cllr's statement. Can these be clarified to the Chair by the Planning Department given these inaccuracies?

Thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

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From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
Sent: 29 August 2019 08:35
To: Adam King [REDACTED]
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Hi Adam,

Sorry that I missed your call yesterday.

I intend to recommend approval of the application, hence the application has been called in to committee.

It is the decision Chair of the Committee as to whether the reasons provided are adequate, not the Planning Department.

I apologise for the inconvenience caused.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: Adam King [REDACTED]
Sent: 28 August 2019 15:54
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Hi Zac,

I have tried to call you just now, could you possibly give me a call back to discuss?

I note that the application has been called in. Could you confirm that you intended to approve the application prior to the application being called in - I presume this was the reason for the Cllr. stepping in?

Today was the decision day and I am surprised that Cllr Chapman has waited until now to call the application in. I also note the content of his reason, which is erroneous on several counts, as follows;

- The Cllr. notes that the proposal involves raising the roof height to 15.4 metres. As you know, this is the AOD figure from the survey information, and not a true height.

- To report accurately, the new eaves height from the ground is 4.652m high, and the **highest** point of the ridge is 9.320m high from the ground. The existing buildings ridge height is 6.080m high.
- Most importantly, the proposed ridge height is proposed as the same height as the neighbouring property Clova.
- The Cllr. also notes that there is a 'new dwelling level at first floor height'. As you know from the existing elevations submitted and from visiting site, the current house already has a first floor - copy of existing elevations attached.
- Whilst a balcony has been added at first floor to the rear, this is **exactly** the same as the neighbouring property The Poynings.
- The relationship between the first floor of the proposed property and the gardens of the neighbours is no different to the vast majority of the surrounding estate, and to that point to most streets within Arun. There would be no more overlooking than any other group of houses that had a standard side to side relationship.
- The roof tiles can be restricted by Planning Condition. Whilst we believe that slate roof tiles would look very good, particularly as The Poynings has a completely Slate covered roof and was approved by Arun District Council recently, this could be agreed by condition and should not form a consideration for refusal.

To collude, we are very surprised that the Cllr. has been able to call in the scheme based on a series of inaccurate representations of what is a very reasonable and robust Planning Application.

I would be happy to go out at the weekend and take photographs of all of the recent approvals in Kingston Gorse, Coastal Road and on the Angmering on Sea estate that are substantially similar or of a greater impact than our proposal which have been allowed by the Council if this is of benefit.

I would be grateful if you could respond on the above.

Many thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

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-----Original Message-----

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]

Sent: 28 August 2019 15:29

To: Adam King [REDACTED]
Subject: FW: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Dear Mr King,

Following my previous email, I can confirm that the application has been 'called in' to October Development Management Committee, by Cllr. Chapman, for the following reason:

" K/19/19/HH Little Tangle, Kingston Gorse. The proposed development involves more than a simple extension to the existing property. The proposal involves raising the roof height to 15.4 metres creating a new dwelling level at first floor height and adding a balcony at that level. This would result in significant overlooking of the properties and gardens on either side of Little Tangle and there is no evidence in the application as to how this might be avoided or mitigated. Additionally, the proposal is to provide grey slate for the new roof and this would be out of keeping surrounding properties which are provided with clay tiles and/or Horsham stone and is therefore contrary to policy D DM1 (1) of the Arun Local Plan."

Would you be agreeable to an Extension of Time until the 11th of October? This would allow the application will be taken to Development Management Committee.

Please do not hesitate to contact me with any further enquiries you may have.

Kind regards,
Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

-----Original Message-----

From: Zac Denton
Sent: 14 August 2019 16:25
To: Adam King [REDACTED]
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Dear Mr King,

It is not common practise to do as such, however, if I felt there was a minor change, which would positively change the recommendation, it would be considered.

Local Councillors have asked that the application be brought before planning briefing panel, which is on the 23rd of August. This is not a decision making body.

Please do not hesitate to contact me with any further enquiries.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

-----Original Message-----

From: Adam King [REDACTED]
Sent: 14 August 2019 10:35
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Thank you Zac.

Do Arun planners no longer enter into dialogue if there are minor changes to a scheme considered needed in order to recommend approval? Given that comments are now closed and the determination date is noted as the 28th, I was hoping for an understanding of how you are currently viewing the project from a recommendation perspective.

Thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

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-----Original Message-----

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]
Sent: 14 August 2019 09:10
To: Adam King [REDACTED]
Subject: RE: K/19/19/HH Little Tangle, Middle Way, Kingston Gorse

Dear Mr King,

Thank you for your email.

I will not be responding to the points raised in your support email, however, they will be addressed during the determination of the application.

Please do not hesitate to contact me with any further enquiries.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

-----Original Message-----

From: Adam King [REDACTED]
Sent: 13 August 2019 19:04
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: K/19/19/HH Little Tangley, Middle Way, Kingston Gorse

Dear Mr Denton,

I have not had a response from you on the below, although I note that you have put my email on the website.

Could you please confirm if you will be formally responding to my queries.

Thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

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-----Original Message-----

From: Adam King
Sent: 01 August 2019 12:27
To: Zac.Denton@arun.gov.uk
Subject: K/19/19/HH Little Tangley, Middle Way, Kingston Gorse

Dear Mr Denton,

We note that three objections have been received to the above application.

Prior to putting the application in we had quite a bit of consultation with the neighbours, significantly revising the proposals to appease any concerns they had. We had understood that they were happy with the revised design, so I am very surprised to read the objections.

Looking at the points objectively from a planning policy perspective, we feel that all of these concerns are completely unfounded. The proposed dropped eaves house cannot create overshadowing to their properties, not is

the proposal overbearing in any way. The single ground floor side window does not overlook in any way given the height of the eastern boundary and distance to it.

The ridge height of the proposed house is in line with Clova, and is completely appropriate to the relationship with The Poynings. This property does not need to sit at the same height as The Poynings given the distances between properties and how these are viewed from standing on Middle Way and viewing the street scene.

Turning to the issue of first floor windows 'overlooking' garden areas, this is no different to any normal house to house relationship. There is no issue here - both neighbouring houses have driveways adjacent to the boundaries with Little Tangley which increases the distance between window and adjoining garden, and views from the first floor of the proposed house will be entirely in accordance with the majority of the properties in the vicinity.

We would be grateful for confirmation of your views on the above points and whether in your consideration the design approach is acceptable prior to the determination of the planning application.

Thank you.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

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ECE Architecture

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