

Karen Parsons

From: Anita Gardner
Sent: 26 September 2018 14:53
To: Karen Parsons
Subject: FW: Little Deerswood K_23_18_PL
Attachments: site plan as existing offington surveyors.pdf

Please can this EOT be recorded

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Haydn Jones [REDACTED]
Sent: 26 September 2018 14:47
To: Anita Gardner
Subject: RE: Little Deerswood K_23_18_PL

Anita

If we could look at reducing the height of the building to nearer a level of 15.000m, (Kingston House to the east it at 15.234m and White Lodge 14.720) would that be acceptable ? We may also consider omitting the external staircase.

I thought we had agree an EOT until the 3.10.18 but we would work with you.

Regards
Haydn

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 26 September 2018 14:19
To: [REDACTED]
Subject: RE: Little Deerswood K_23_18_PL

Haydn,

The reason for refusal is likely to be similar to the following:

Given the height and design of the dwelling it would be out of scale with the existing development in Gorse Avenue and the appearance of the street scene and given its height and proximity to the boundary and the position of the balcony staircase it would be detrimental to the residential amenities of the adjoining property to the east in conflict with policies DDM1 and DSP1 of the Arun Local Plan and policy KPNP 7 of Kingston Neighbourhood Plan.

Can you let me know by return if you would like time to discuss this with your client and agree to an EOT until the end of the week 28th

Regards

Anita



From: Haydn Jones [REDACTED]
Sent: 26 September 2018 12:51
To: Anita Gardner
Cc: Juan Baeza
Subject: RE: Little Deerswood K_23_18_PL

Anita

So we can advise our client correctly, who may wish to withdraw the application can you clarify the reasons for refusal in a brief note. We would consider the 2nd storey would not be against planning policy as so many have been approved recently. Was the main issue the extend nature of the scheme to the south to address the Spring Tides anomaly ? A quick telephone conversation may be helpful.

Notwithstanding Ross Leal's of employment position, he had been working for Arun over several years and was very conversant with the character and nature of the area and as a senior planner, we would have thought he provided a balanced opinion with regards planning policy.

Regards
Haydn

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 26 September 2018 12:05
To: [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Little Deerswood K_23_18_PL

Haydn,

I have discussed the proposal with Juan. It will proceed to a refusal.

The previous e-mail response from Ross Leal, who was a contractor working for Arun, was sent on a without prejudice basis, and we have taken a different view. I apologise for the inconsistency in feedback. Had a proper formal response been provided it may well have offered a different opinion on the likely success of any application submitted. As part of the process of consideration of your application it has been taken to Member Briefing Panel where the views of officers were supported.

The application has been submitted for determination and a decision is likely to be issued by the end of the week. Given this background there would be no merit in a meeting at this stage.

Regards

Anita Gardner



From: Haydn Jones [REDACTED]
Sent: 25 September 2018 18:18
To: Anita Gardner
Subject: RE: Little Deerswood K_23_18_PL

Anita

I would be surprised with a refusal and would like to discuss the grounds for this after your discussion with Juan if he is also of the same opinion. The proposal follows similar projects and is an innovative design in terms of improving the layout of the estate plan. We have also followed your pre-applications advice and our response to the objections is robust. I understand you are pressed for time but would it be possible to have a very brief meeting this week to discuss any issues ?

Regards
Haydn

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 25 September 2018 18:04
To: [REDACTED]
Subject: RE: Little Deerswood K_23_18_PL

I need to discuss the application with Juan, but I think it is likely to be refusal.

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Haydn Jones [REDACTED]
Sent: 25 September 2018 17:54
To: Anita Gardner
Subject: RE: Little Deerswood K_23_18_PL

Thanks Anita

Is your recommendation for approval ?

Regards
Haydn

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 25 September 2018 16:03
To: [REDACTED]
Subject: RE: Little Deerswood K_23_18_PL

Dear Haydn,

Your letter has been scanned and added to the application.

It is likely that the application will progress to a decision by the beginning of next week so I am requesting your agreement to an extension of time on the application until 03-10-2018 to allow time for report writing and sign off. I apologise for the delay in determination.

Regards
Anita Gardner



From: Haydn Jones [REDACTED]
Sent: 11 September 2018 16:55
To: Anita Gardner
Subject: Little Deerswood K_23_18_PL

Dear Anita

We note there have been 4 letters of concern about this application and we would like to respond to the main thrust of the comments and clarify some misconceptions under the following headings;

Overlooking and Privacy

The proposal has been designed to minimise the overlooking and improve on the present situation. The windows on both the east and west boundaries are narrow in nature and all of obscure glass therefore eliminating any overlooking. The first floor south facing windows to the west wing lounge are framed by screen walls, set back 2m and full height. Kitchen windows on the first floor which face westward overlook into its own garden and are 12m away from the neighbouring garden as is the balcony on this elevation. The kitchen windows are also more than 22m away from the principal windows of the neighbouring property to the west and perpendicular to the property. Demonstrating this graphically the attached sketch SK44a illustrates how the nearest principal window of White Lodge at first floor level, is outside of a 22m arc ("Field of Vision") measured from its centre. This an accepted planning guidance measurement to minimise overlooking and ensure privacy.

There is also been mention of windows on the north elevation reducing the privacy of the property Westwood House the other side of Gorse Avenue and some 46m away. As the existing property has a number of windows on the north elevation and such a distance we would not consider this is a material consideration.

Massing and Over-development

As discussed in the Planning Statement (4.3) the design extends the property in the east wing, south of the existing property but in line with the building line created by Woodend, Tumbley and Finale House to the west. It also creates a transition between Spring Tides to east and the estates layout to the west creating a more cohesive appearance when viewed from the Greensward which is accordance with the Policy D DM1, by responding to the distinctive pattern of development.

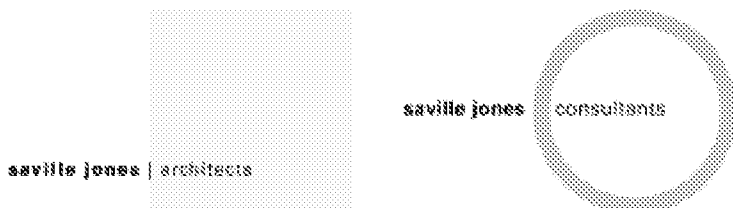
The proposals footprint is approximately 370m² on a plot which is 1180m² which leaves a garden area of 810mm this is only 30% of the site and as there are no defined plot ratio we cannot understand how this proposal can be seen as an over development, as single dwelling replacement. Furthermore the ratio of property to plot is greater, only 3 properties to the west at "Tumbley".

There has been several comments with regards the third floor, which we have addressed and provided a few of the many properties within Kingston Gorse and Coastal Road which have third floors approved and are currently in planning. We also refute the claim that this proposal with a flat roof is *"uniquely different to all properties on the estate"*. Many other properties have a flat roofed second storey and although this proposal has a slightly higher ridge height it is in no way unique. The proposal has also been designed in such a way, creating two wings, which both reduces the mass and address' its context. We are also greatly surprised by comments that the proposal *"reduces visual separation"*. On the contrary the existing property is attached to White Lodge to the west and has 1.5m between Garage and eastern boundary. The proposal increases the gap from building to boundary to 2m on each side.

We would conclude that the proposal are in accordance with local and National Planning Policy and this carefully considered design will make a positive contribution to the future development of the estate. As a matter of materials consideration we have also attached our pre-application advise which covers many of the points raised. Please do not hesitate to contact me if you require any further supporting information.

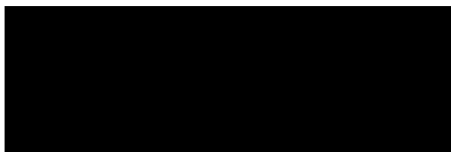
Regards

Haydn Jones | Director



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