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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 05 February 2020 16:21

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Decision Notice DOC Individual Actual PLDNDOCIACT [14 Coastal Road]

Please treat as additional information from agent

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk



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From: sarah hufford [REDACTED]

Sent: 05 February 2020 12:22

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Re: Decision Notice DOC Individual Actual PLDNDOCIACT [14 Coastal Road]

Dear Anita

Apologies for the further email on this but my client also wishes to point out that the previous house on the site had a balcony along its frontage which wrapped around its sides, which only extended to 1.1m in height and had cleared glass all around. The situation proposed at 1.1m height on the side elevations with obscure glazing therefore delivers an improvement. The existing elevations attached demonstrate and the photos within the DAS [also attached].

This provides a strong material consideration, in addition to the below, for the height and glazing currently proposed.

As explained, the provision of high balconies would cause considerable problems with respect to safety, given the micro climate and winds experienced here.

I look forward to hearing from you,

Regards

Sarah Hufford

From: sarah hufford [REDACTED]

Sent: 04 February 2020 10:36

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Re: Decision Notice DOC Individual Actual PLDNDOCIACT [14 Coastal Road]

Noted, thanks Anita.

When you speak to your Team Leader, please could you advise him that my client has been advised that higher balconies are not advised because of the high winds experienced here. The approved plans also show the balcony screens to 1.1m high. This is considered acceptable because the balconies are placed to the frontage of the building and over look open, front gardens with low dwarf walls at their front boundary, rather than private, rear spaces where, ordinarily higher levels of privacy are experienced. The only rear balcony is also adjacent to an area used for car parking.

I would of course be grateful if you could advise if changes are required.

With thanks,

Sarah Hufford

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 04 February 2020 09:14

To: sarah hufford [REDACTED]

Subject: RE: Decision Notice DOC Individual Actual PLDNDOCIACT [14 Coastal Road]

Dear Sarah,

The other condition is not covered by the decision notice a separate letter will be issued shortly, but I need to discuss the submitted information with my Team Leader first. I am not sure that the sides are sufficiently high.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk



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From: sarah hufford [REDACTED]
Sent: 30 January 2020 08:59
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: Decision Notice DOC Individual Actual PLDNDOCIACT [14 Coastal Road]

Dear Anita

Thank you for the Decision Notice for K/2/20/DOC, which confirms acceptance of Condition 7 [materials and finishes]. The Condition submission also covered Condition 4 [balcony glazing details]. Can you confirm that this is also covered by the Decision Notice?

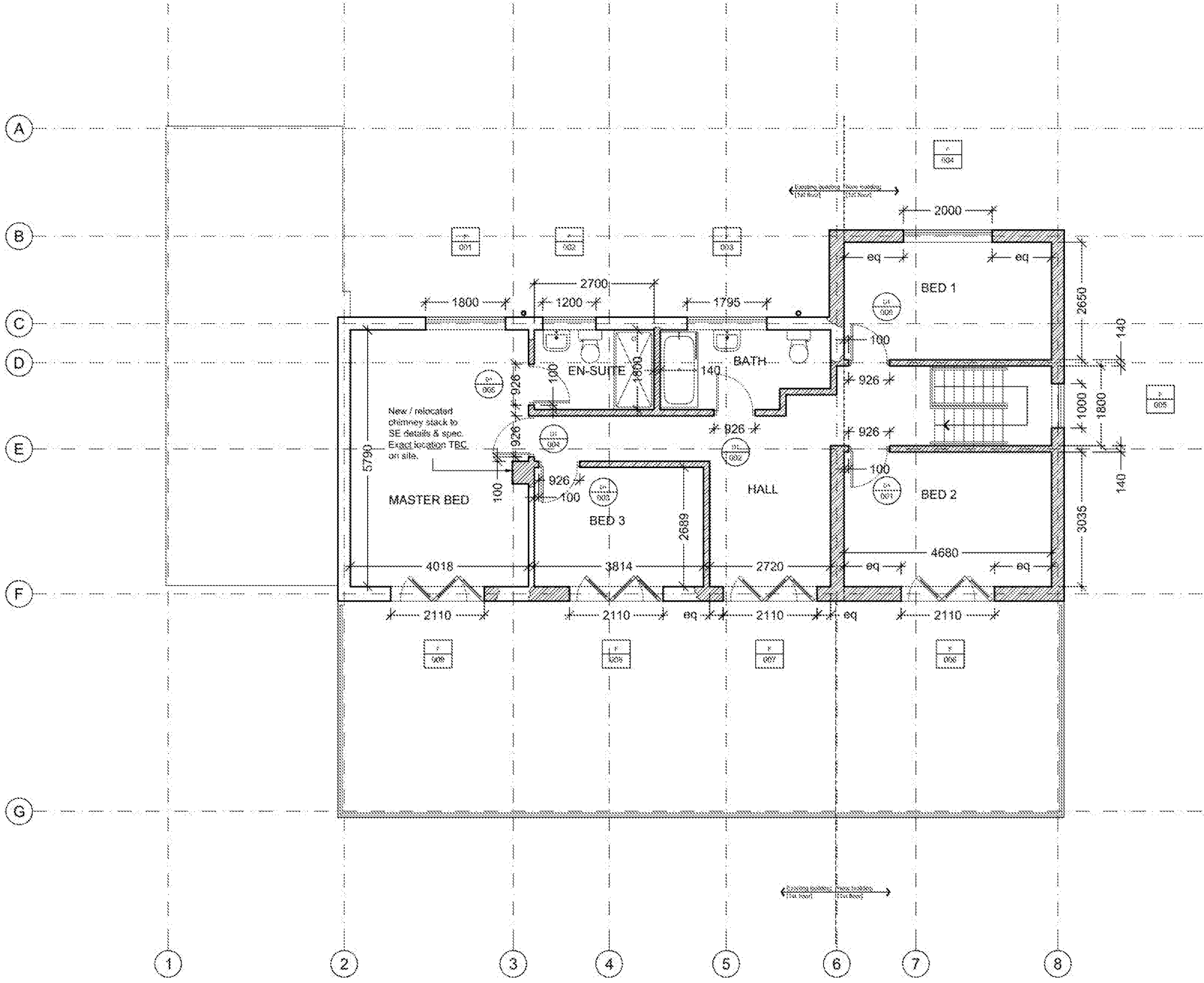
With thanks

Sarah Hufford

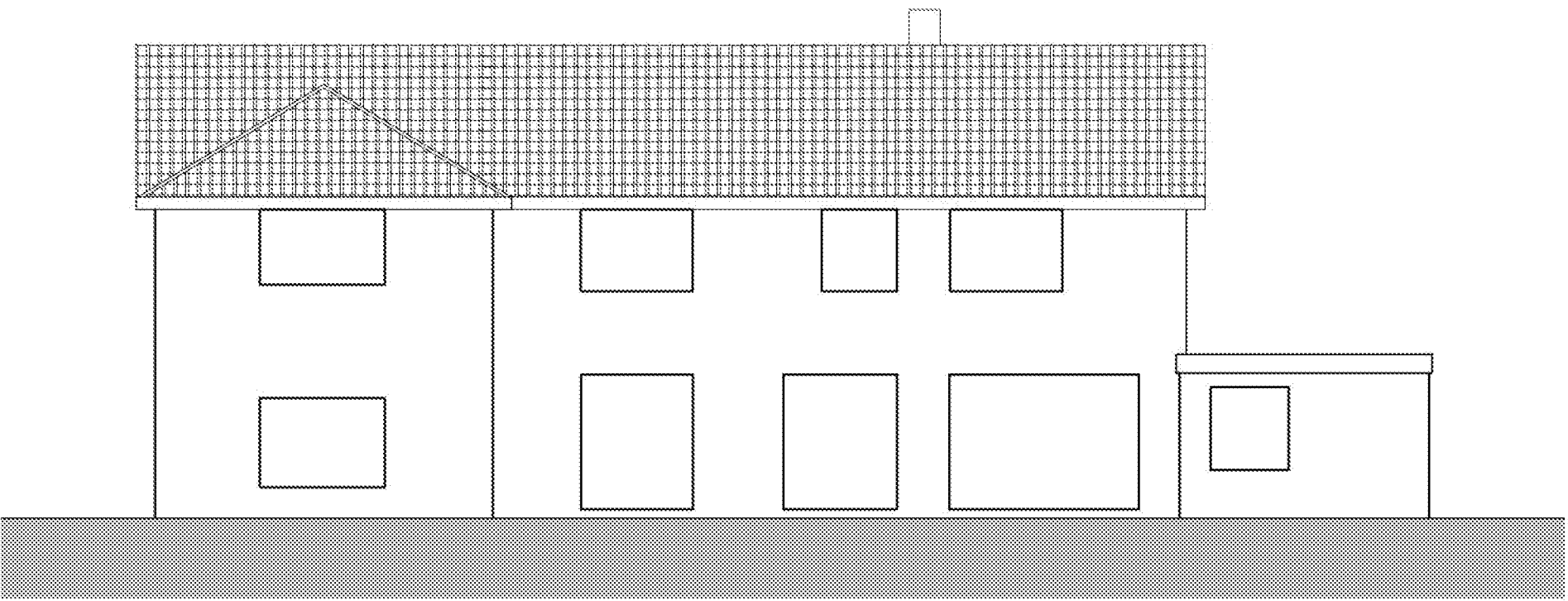
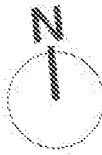
From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 29 January 2020 16:36
To: [REDACTED]
Subject: Decision Notice DOC Individual Actual PLDNDOCIACT

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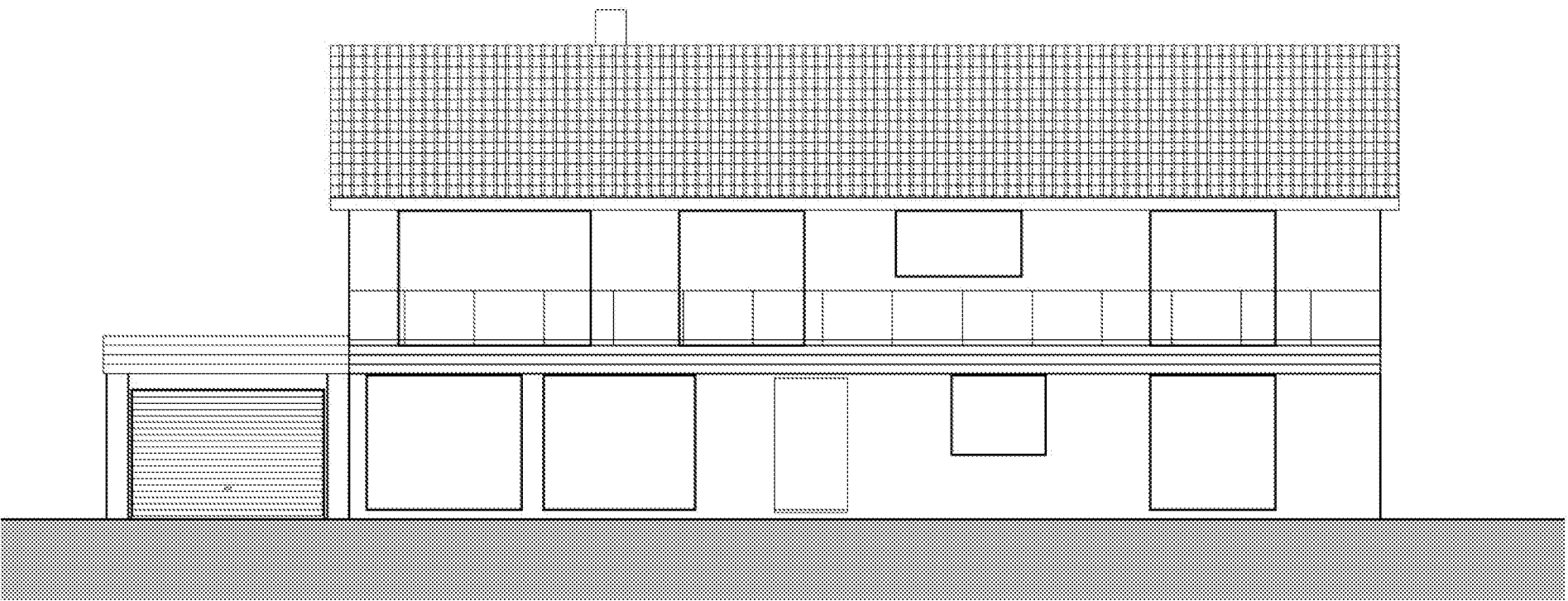
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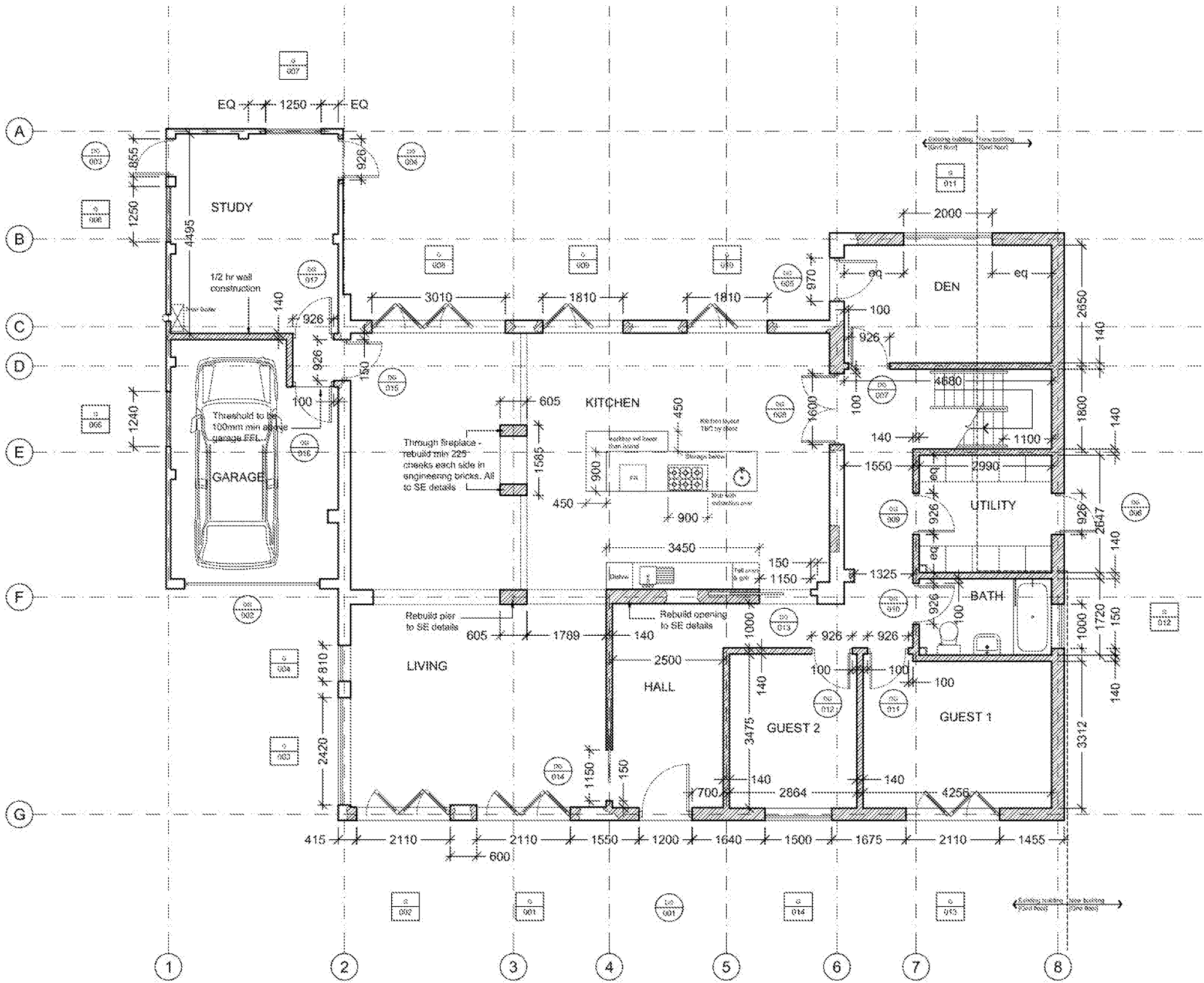
EXISTING FIRST FLOOR PLAN



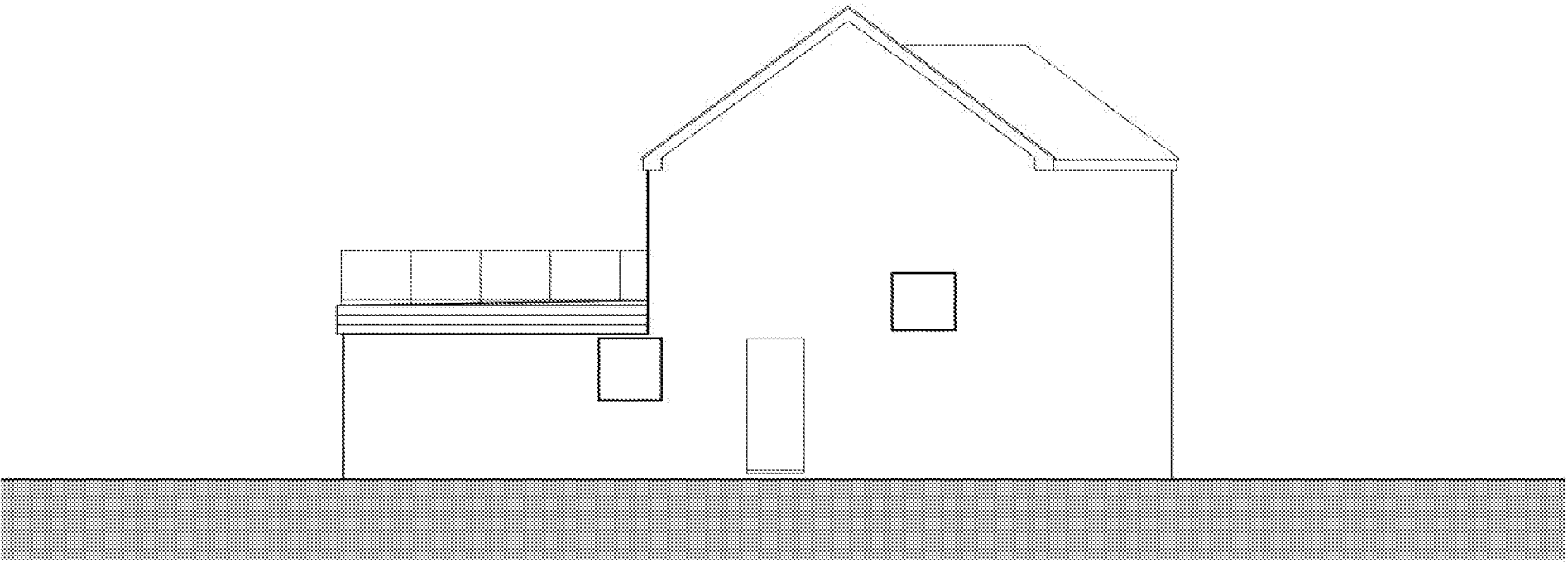
EXISTING NORTH ELEVATIONS



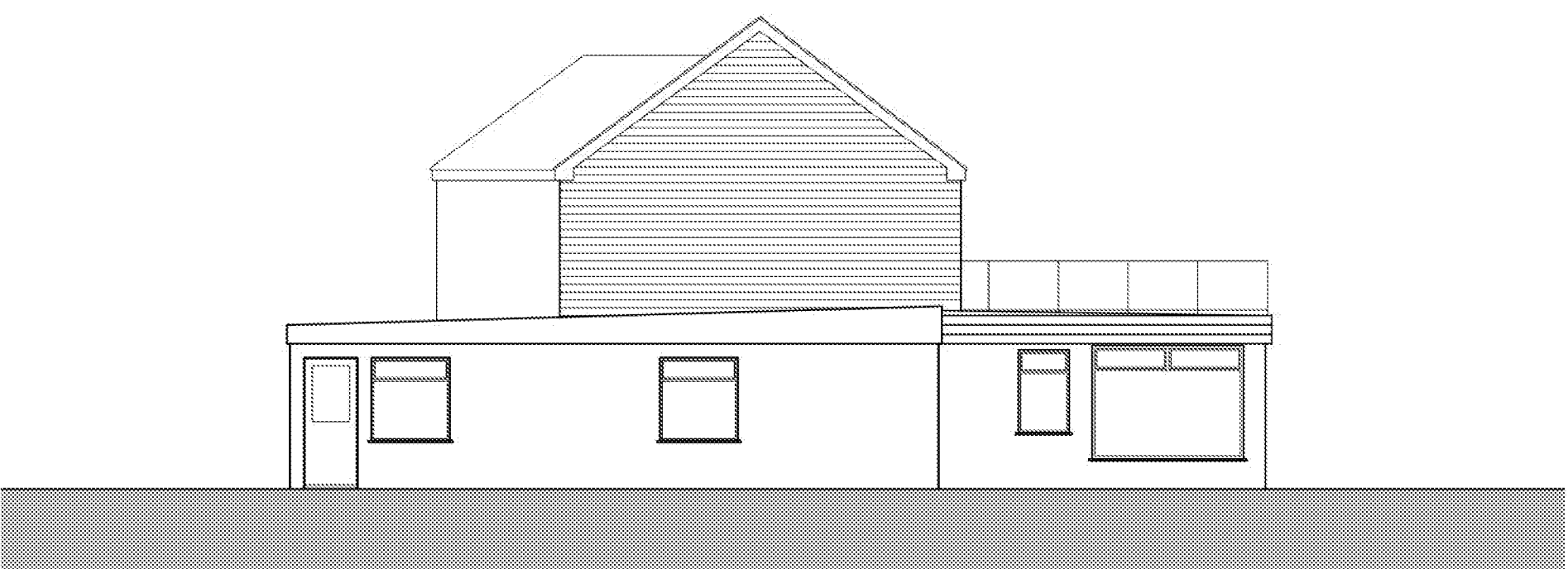
EXISTING SOUTH ELEVATIONS



EXISTING GROUND FLOOR PLAN



EXISTING EAST ELEVATIONS



EXISTING WEST ELEVATIONS

PLANNING

REV.	DATE	DESCRIPTION
PROJECT 14 COASTAL ROAD EAST PRESTON BN16 1SJ		
DRAWING EXISTING PLANS AND ELEVATIONS		
CLIENT MR & MRS CLARKE		
SCALE 1:100 @ A1 / 1:200 @A3		DRAWN
DATE JUNE 2017		CHECK
DRAWING No. 1714- PL1-03		REVISION A
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PROJECT:
14 Coastal Road
East Preston, Littlehampton BN16 1JS

CLIENT:
Mr & Mrs R Clarke

WAMM

1.1

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1.2 INTRODUCTION



The following design statement has been prepared by WAMM Consulting on behalf of Mrs and Mr Clarke for the proposed redevelopment of the site located at no. 14 Coastal Road in East Preston, Littlehampton.

The site currently accommodates a two and half storey house on a typical sized plot along Coastal Road.

The house was originally constructed in the 1980's and was refurbished around 10 years ago now. The house is currently suffering from some practical issues which had lead the current owners to want to demolish the existing house and redevelop the plot for their own personal use.

Over recent years a number of other sites along Coastal Road have been redeveloped which together the site context has been considered within the adopted design approach.

2.0 THE SITE & CONTEXT

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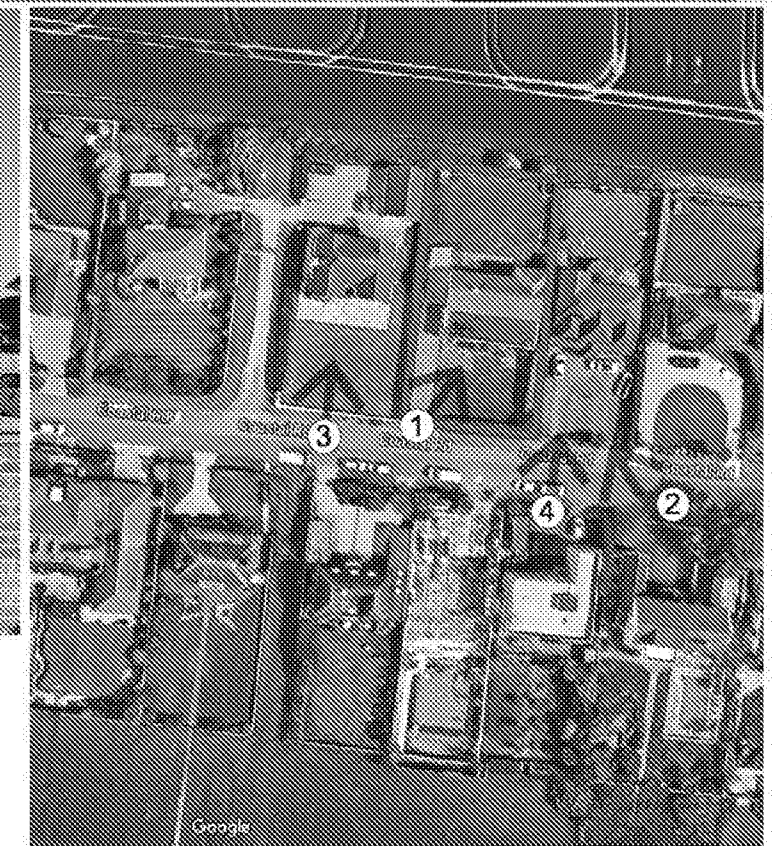
2.1 THE SITE SITE & CONTEXT



Existing Site Plan

- The existing house is centrally located on the plot in line with the adjacent properties on the northern side of Coastal Road.
- The property currently enjoys both views to the North over fields and longer views to the South towards the sea in between the houses on the southern side of Coastal Road.
- The properties along Coastal Road comprises mix of 2 & 3 storey residential houses
- The site is level and low risk of flooding.





2.3 ARCHITECTURAL CONTEXT

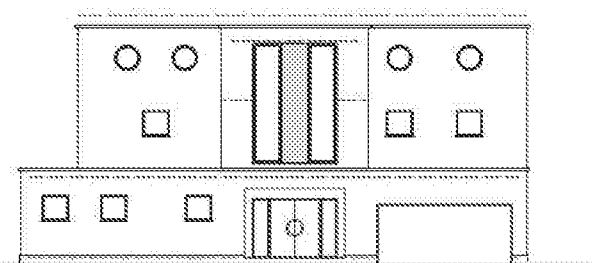
Contemporary Architectural Examples - Coastal Road



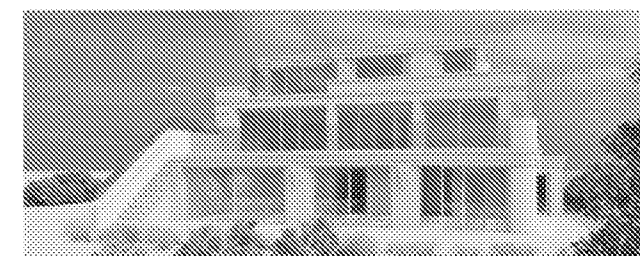
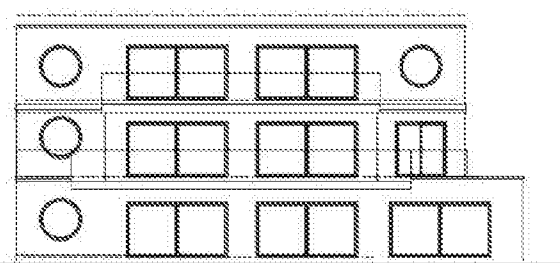
Aerial map - Coastal Road context

- A number of contemporary style houses have been constructed along Coastal Road as referenced above. A number of the newer properties accommodate flat roofs, large glazed balconies with 3 storeys of accommodation to take advantage of the unique sea views.
- In terms of materials, the facades comprise a predominance of render, larger glass openings and timber

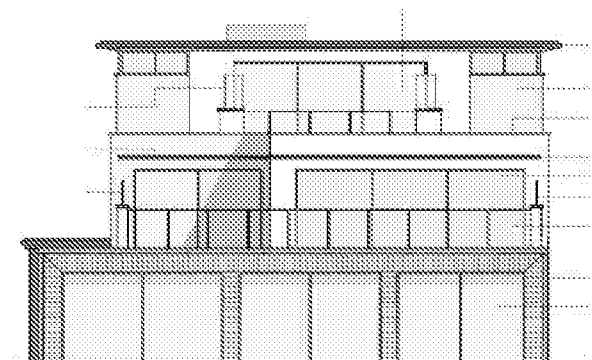
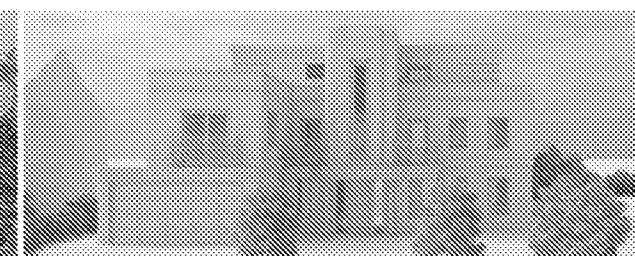
2.4 PLANNING CONTEXT - 3 storey context



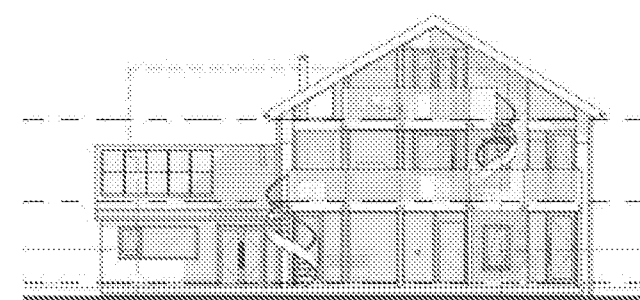
no. 5 Coastal Road -(approved scheme)



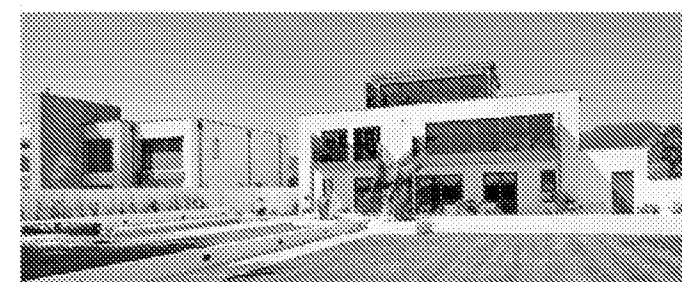
no. 9 Coastal Road- (approved scheme)



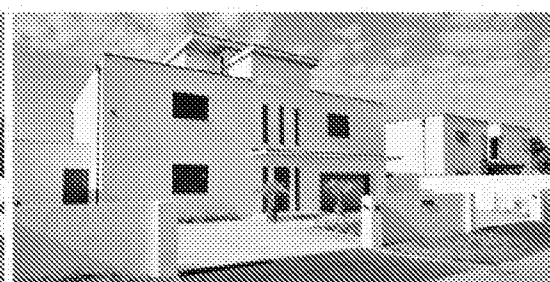
Adjacent to no. 9 Coastal Road - (existing)



no. 51 Coastal Road -(existing)



no. 67 Coastal Road (existing)



no. 69 Coastal Road (existing)



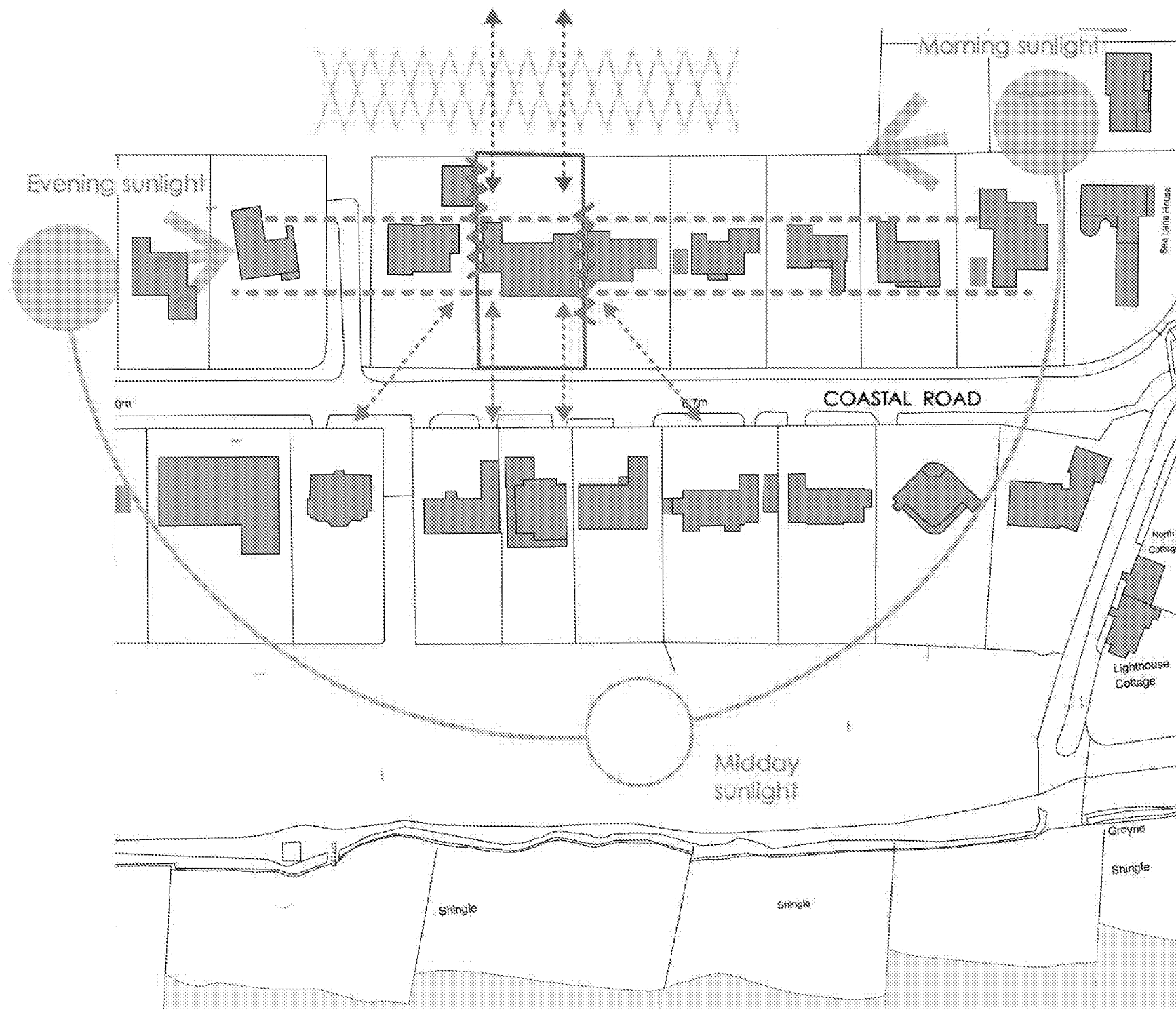
KEY POINTS;

- A majority of the new and approved houses along Coastal Road are 3 storeys in height.
- The newer houses are generally contemporary in approach although adopt varying architectural styles and details influenced by differing eras.
- Larger glass openings with first and second floor balconies are typically included within the local context.
- A predominance of flat roofs are proposed
- Building materials typically comprise, render, timber and Aluminum windows.

3.0 SITE ASSESSMENT

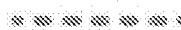
3.1 CONSTRAINTS & OPPORTUNITIES

3

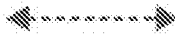
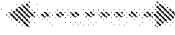


Existing Site Plan

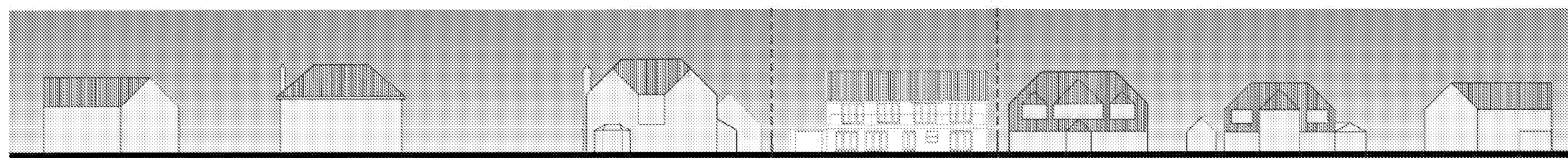
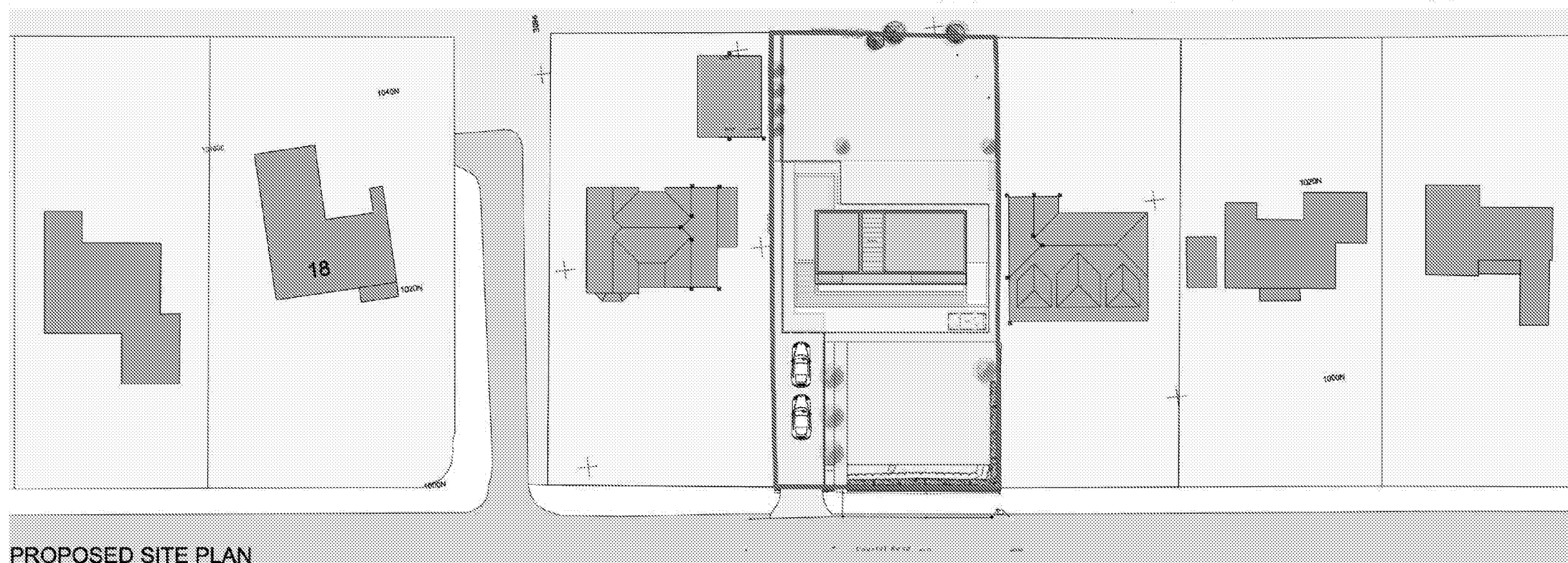
CONSTRAINTS

-  Proximity to adjacent properties.
-  Building line context

OPPORTUNITIES

-  North / South orientation allows for no overshadowing
-  Views towards farmland
-  Longer views towards sea
-  Open green aspect to the North.

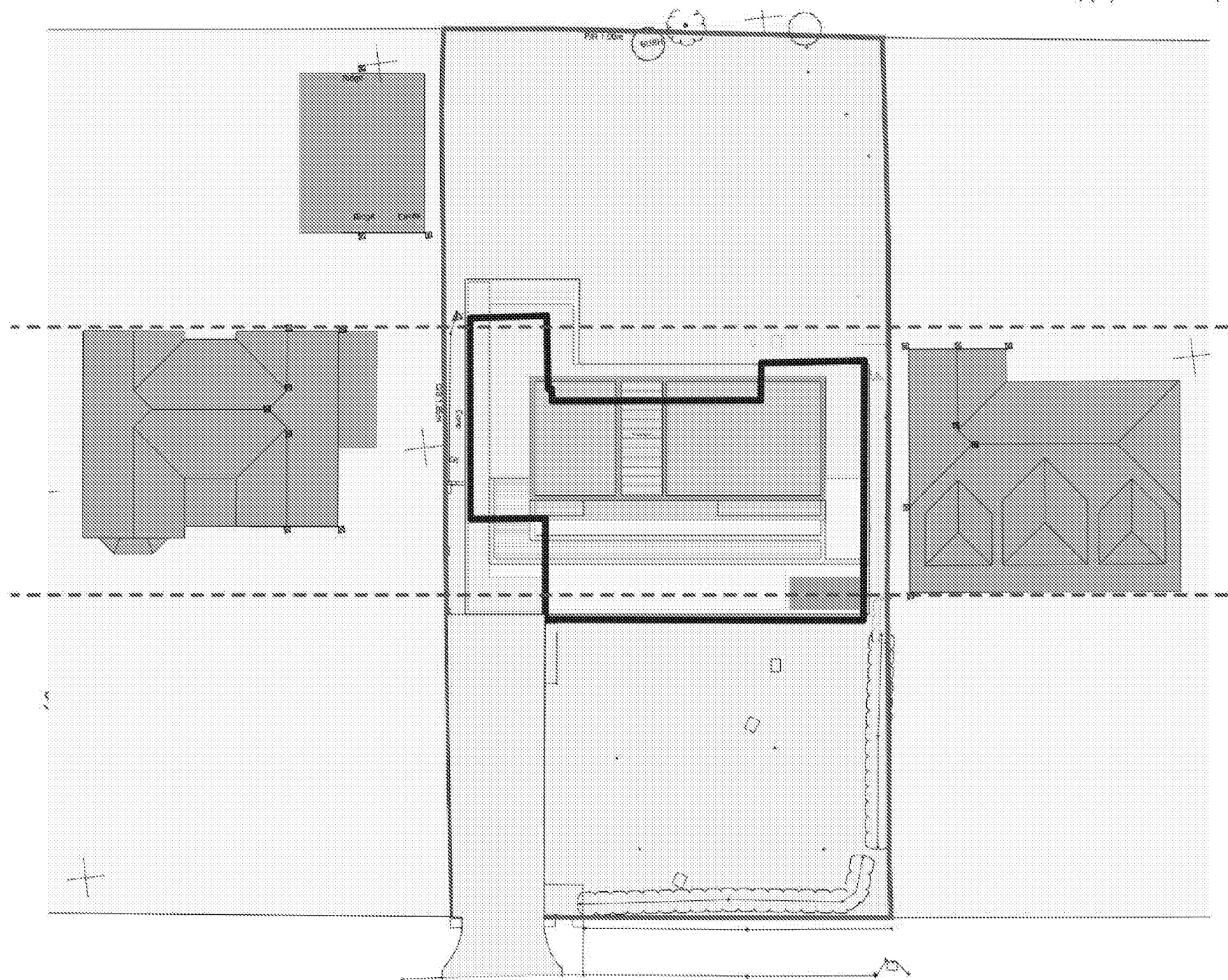
3.2 MASSING - STREET CONTEXT



- The existing buildings along the northern side of Coastal Road are typically 2.5 storeys in height with large roofs.
- The proposed massing is similar to the massing of the existing house and is in keeping with the scale and massing to the adjacent properties along Coastal Road.

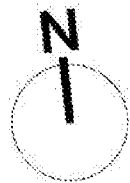
4.0 DESIGN DEVELOPMENT

4



- The proposed house is located within the central portion of the site which is generally in alignment to the adjacent houses
- The proposed house footprint is in a similar position to that of the existing house as identified on the adjacent plan.
- Both the existing and proposed house incorporate a balcony extending along the southern facade of the building at first floor taking advantage of the longer sea views.
- The house and openings have been positioned so as to avoid any potential of overlooking towards the adjacent properties amenity areas.
- Both the existing vehicle and pedestrian access points are retained within the proposed development.

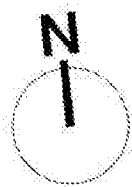
Proposed Site Plan Layout



Coastal Road 46170

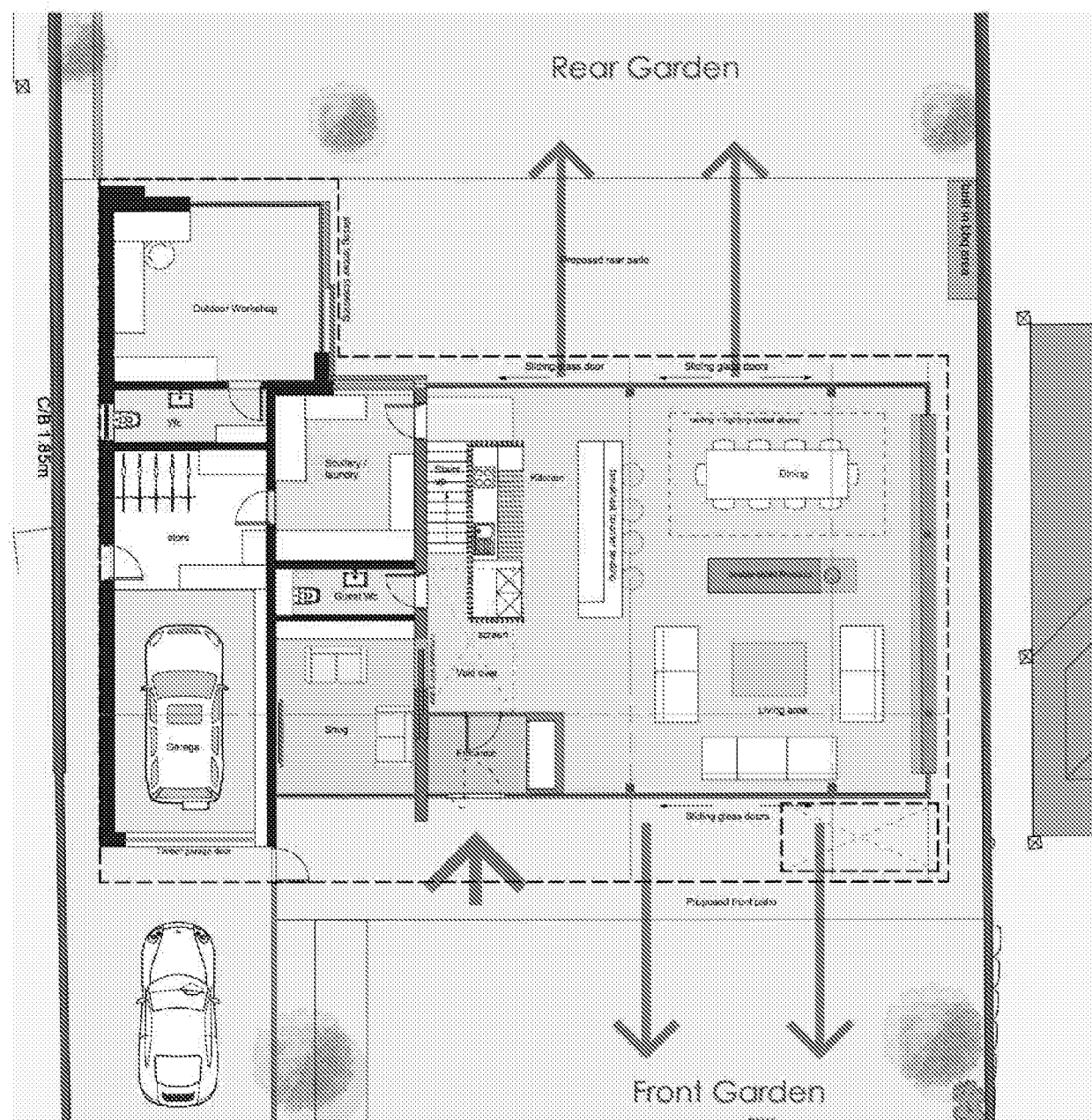
Key

- Existing house footprint
- Site Application Boundary
- General building alignment

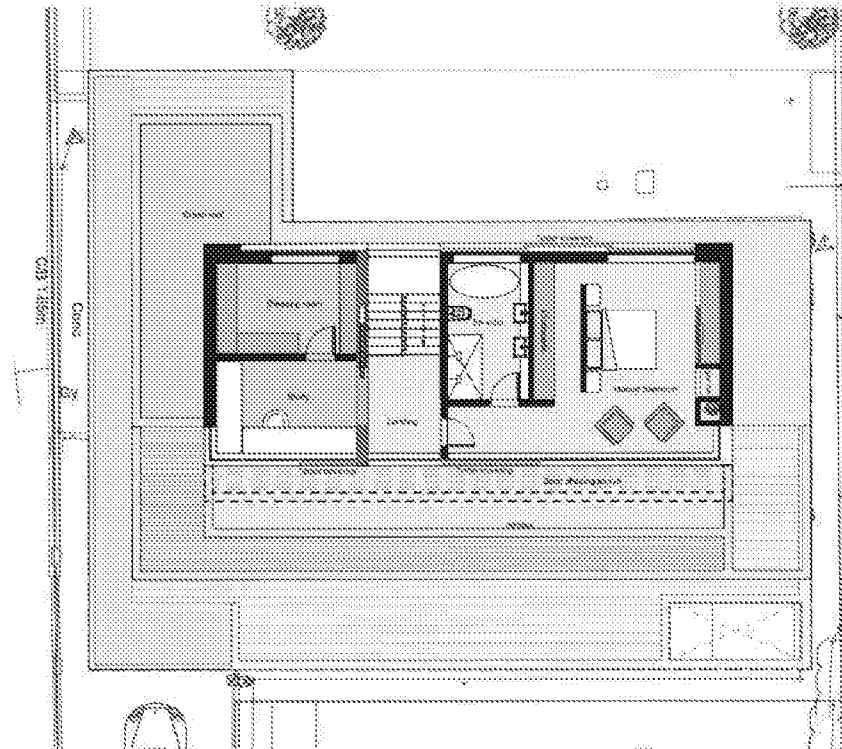


4.2 GROUND FLOOR LAYOUT

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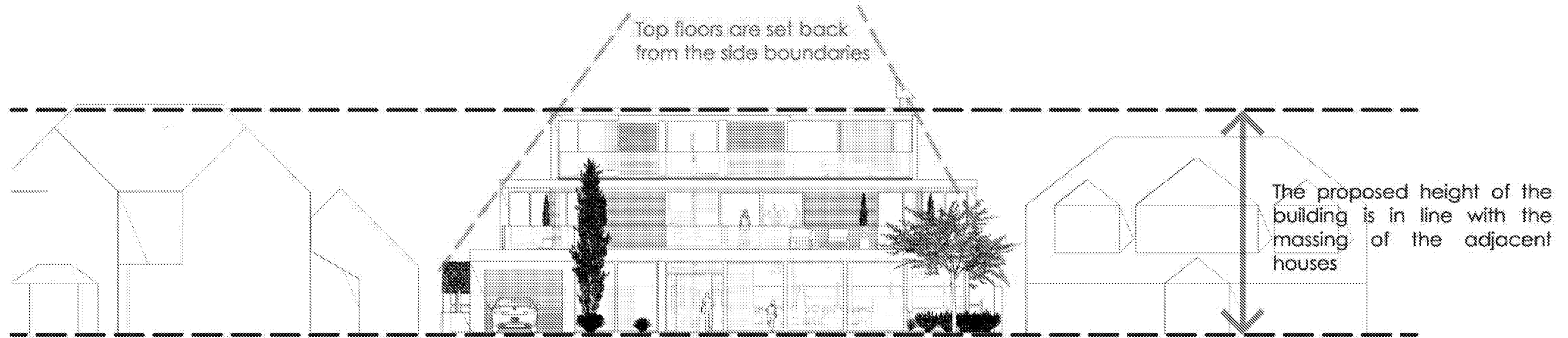
- The layout at ground floor is generally open plan with the primary living areas enjoying a dual aspect with large sliding doors opening onto the front and rear gardens.
- A good provision of storage and utility areas have been provided to the west end of the house aligning with the existing driveway vehicle access.
- The entrance into the house is level and centrally located along the frontage with ease of access to both the main circulation staircase leading to the upper floors and ground floor areas.



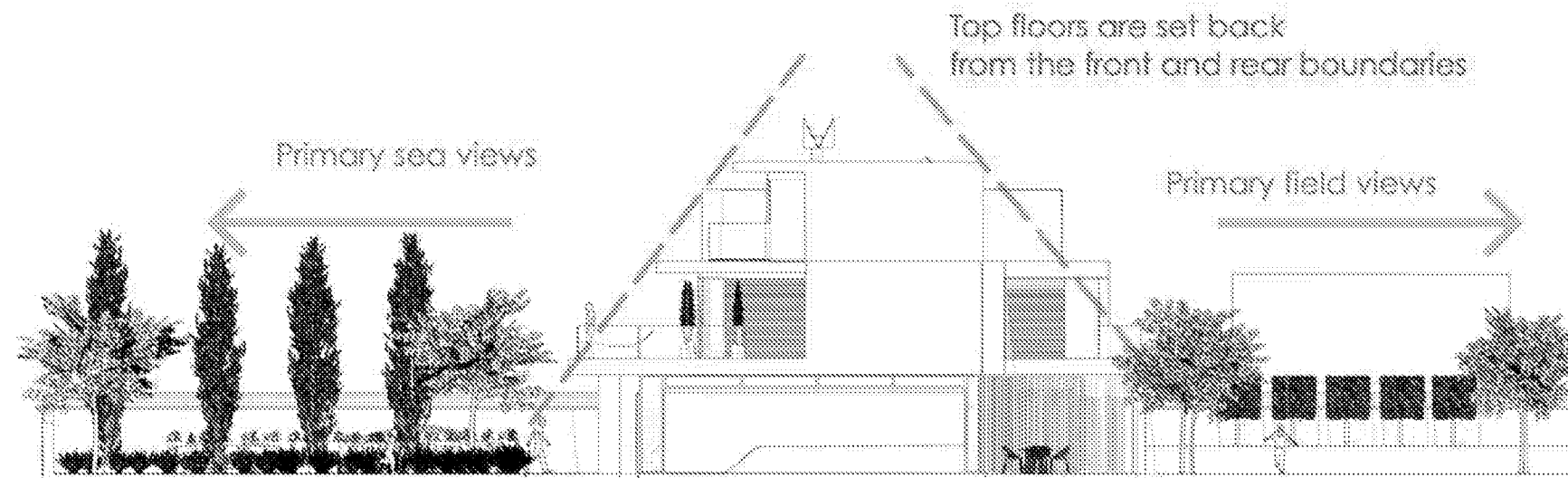
- All bedrooms are either dual aspect or south facing providing quality habitable accommodation.
- The proposed first floor living areas enjoy access onto a south facing balcony with selective sea views in between the houses to the south. The balcony areas are private with no overlooking towards each of the adjacent houses' amenity areas.
- The top floor is set back to both the frontage and side boundaries with openings directed towards the front or rear of the property to ensure both the privacy of these spaces and preservation of adjacent amenity areas.
- A green roof is proposed to the first floor roof areas
- A central light-well is provided above the main circulation staircase, providing natural light into the lower floor areas.

4.4 PROPOSED ELEVATION MASSING

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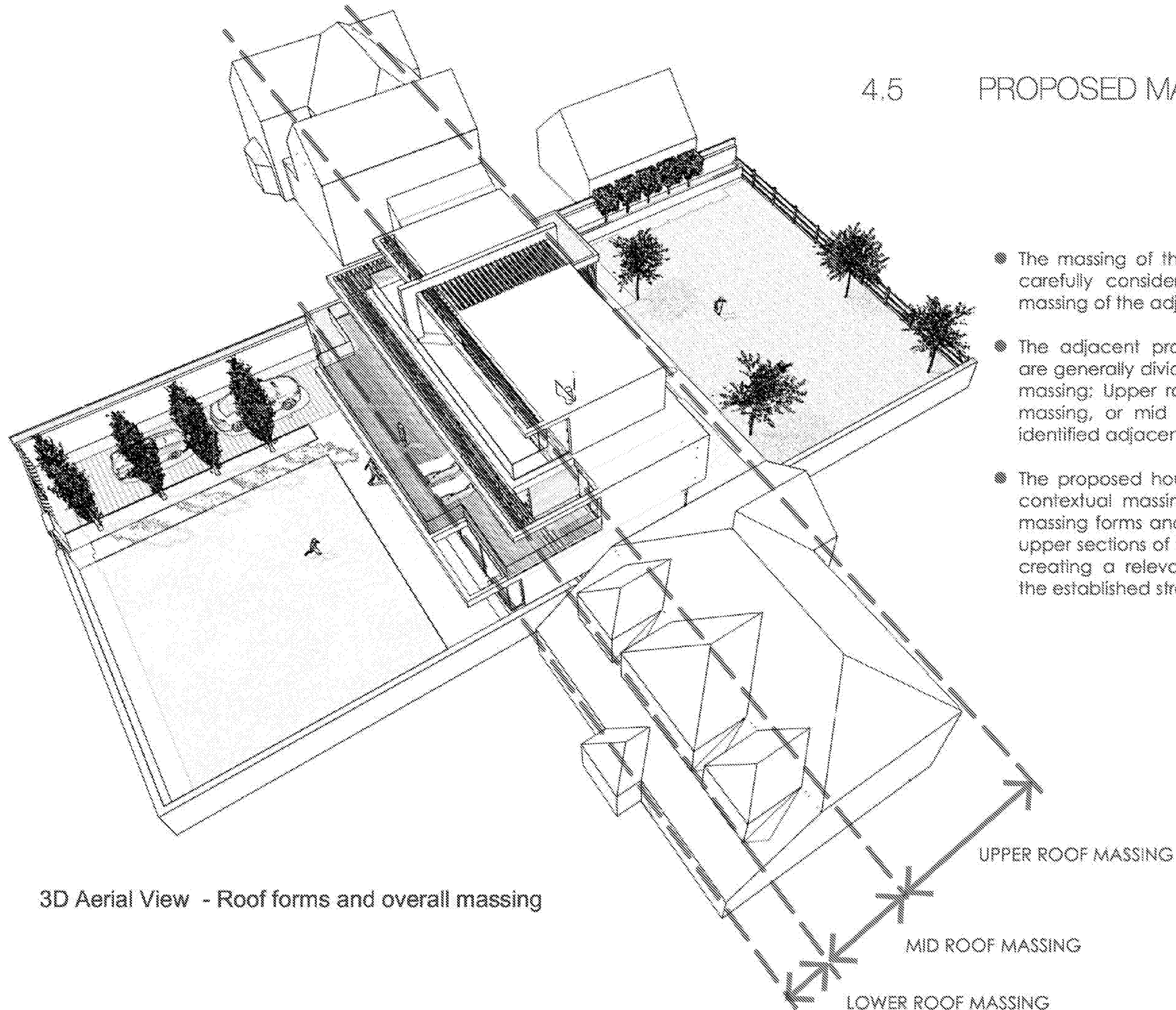
PROPOSED SOUTH ELEVATION SKETCH (COASTAL ROAD)



PROPOSED EAST ELEVATION SKETCH

KEY POINTS

- The upper floors are set back from the side, front and rear boundaries to both ensure the privacy of adjacent amenity areas and no loss of light in comparison to the existing house.
- The proposed height of the overall building is in general alignment with that of the adjacent houses.
- Primary views are orientated towards the front and rear of the property



- The massing of the proposed house has been carefully considered so as to reference the massing of the adjacent houses' context.
- The adjacent properties along Coastal Road are generally divided into 2 or 3 sections of roof massing: Upper roof, mid roof and lower roof massing, or mid and upper roof massing as identified adjacent.
- The proposed house form aims to reflect the contextual massing by both setting back the massing forms and reducing in footprint on the upper sections of the proposed house - thereby creating a relevant massing approach within the established street context.