

[REDACTED]

Amended plans (substitute) on planning application.



[REDACTED]

Dear Andrew,

Hope you are well,

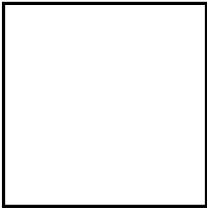
As discussed last week, please find attached the amended plan and elevation for 43/37 Beach Crescent, demonstrating no external alterations with the exception of the removal of the wall between balconies. Please could you confirm these are adequate for you to determine the application and let us know timescales for the determination?

May you also update the application description to reflect this amendment?

Thanks,

Kind regards,

Emily Johnson | Architectural Designer



On Fri, 14 Feb 2020 at 16:41, Andrew Wood [REDACTED] wrote:

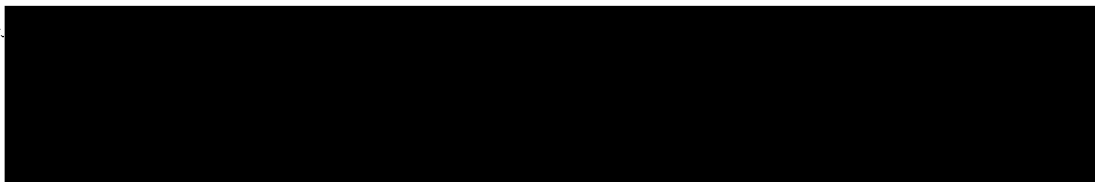
Emily,

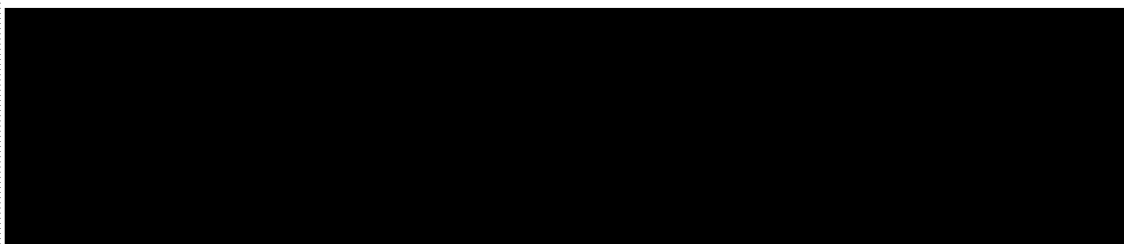
Current units for ones with slimmer profiles would require planning permission.

Your clients could replace the units with like for like units without the need for planning permission.

Thank you in advance for amended plans.

Kind regards





Hi Andrew,

Thanks for your time on the phone.

Two final questions re. the glazing, if the client were to change the current units for ones with slimmer profiles would this require planning?

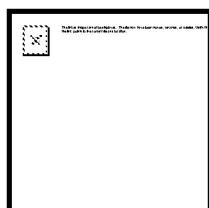
Or would planning be required if the clients were to replace the glazing with like for like appearance?

The client is happy for us to submit revised drawings showing the combining of the two flats and the removal of the external wall. I will issue these on Monday.

Could you please make a note to alter the application description accordingly once these are submitted?

Kind regards,

Emily Johnson | Architectural Designer



On Fri, 14 Feb 2020 at 15:20, Andrew Wood [REDACTED] wrote:

Emily,

Notwithstanding the email below I have listened to the objections from neighbouring properties and am now of the view that any formation of sliding doors at second floor level will have an unacceptable impact on the character and appearance of the building.

I would however be prepared to accept the internal works only (plus the dividing balcony wall removal) to merge the two flats and considered that if this is accepted promptly I could process the application without the need for further re-advertisement and would hope to get a decision out by February 28th 2020.

Thank you,

Andrew Wood

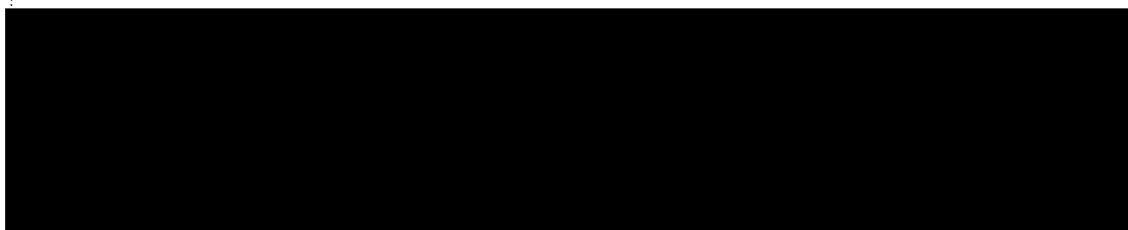
[REDACTED]



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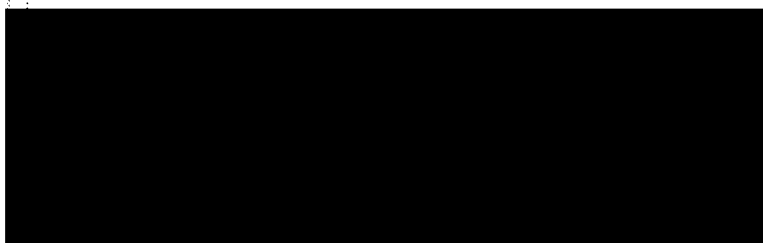


Hi Andrew,

I've tried to reach you over the phone this morning but with no luck.

Following my email yesterday, could you please give me a call to discuss the following points:

- In discussions between us prior to amending the plans, you encouraged us to make this amendment as this was considered acceptable and in line with policy. That said, this has not been followed through. The policy hasn't changed so what has changed your decision? I've copied our correspondence below for reference:



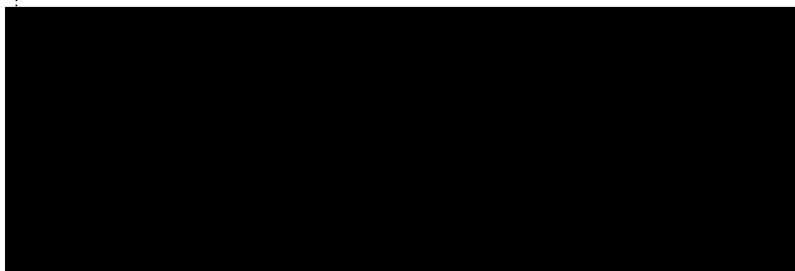
Ms. Johnson,

I can confirm that the extent of the glazing shown on the plan below would be capable of recommendation for approval. It would be preferred if the detailing reflected the existing mansards in some way.

If you can please submit the amended plans as quickly as possible this should minimise the delay to the application which would be caused.

Thank you,

Andrew Wood – Senior Planner



Dear Andrew,

Thanks for your time on the phone. Could you confirm that I have interpreted your request correctly?

The extent of the two glazing panels that you have suggested as marked up in red below:

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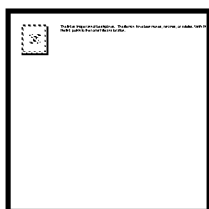
- Could you please explain why the previous application on flat 27 was granted under the same policy, which would break the uniformity of the block?
- If we were to submit plans reflecting ONLY combining the two flats and the removal of the wall between the balcony, what would be the timeline for issuing a decision? I would hope the application would not have to be reconsulted and prolong this process further...
- As the scheme involves the loss of a residential unit, this would have required planning regardless if we were making any external alterations?

- As the glazing alterations are to the rear of the property would this alteration be considered by Arun District Council to fall under a Certificate of Lawful Development?

Please get back in touch to discuss these points at your earliest convenience.

Kind regards,

Emily Johnson | Architectural Designer



On Thu, 13 Feb 2020 at 16:11, Andrew Wood <[REDACTED]> wrote:

The following policies;

D DM1 –

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

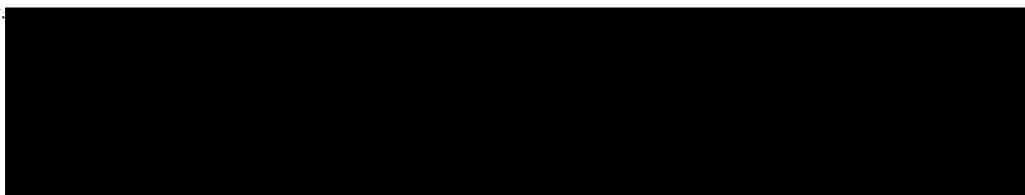
Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

D DM4 – a) the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;

The issue is that the design of the block and Beach Crescent is uniform and the proposal would break up the uniformity with an adverse impact on the character and appearance. It would not visually integrate with the block.

Thank you,

Andrew Wood

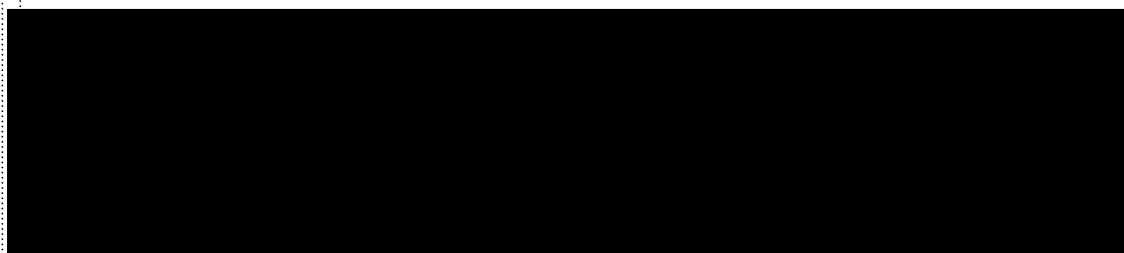




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Hi Andrew,

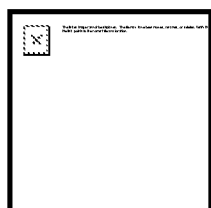
Thanks for your quick response

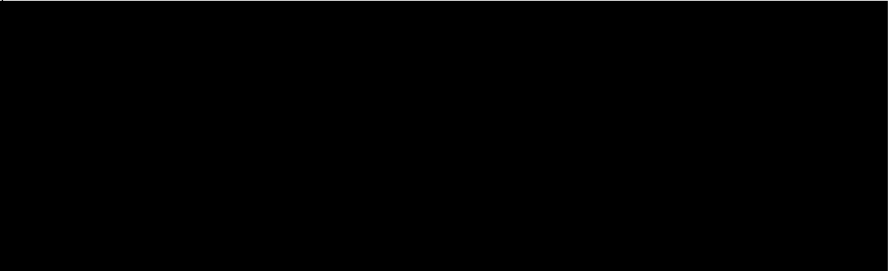
Could you please confirm the policies this decision would be made against?

Once informed I will discuss with my client and let you know how we wish to proceed.

Kind regards,

Emily Johnson | Architectural Designer





Emily,

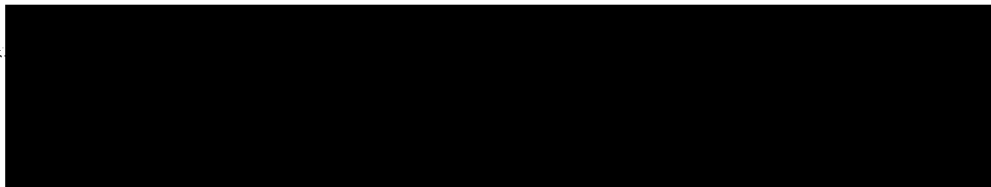
Thank you for your comprehensive assessment of consultations.

Having considered the objections and assessed the proposal against policy the following has been decided in terms of a recommendation.

1. No objection to the merging of the two flats
2. Objection and grounds for refusal to the external alterations merging the two sets of dormers into single sliding doors.
3. No objection to removing the dividing balcony wall between the two flats.

Can you indicate if you wish to continue with the application for the merging of the two flats and the removal of the balcony dividing wall and provide an amended plan to that end ?

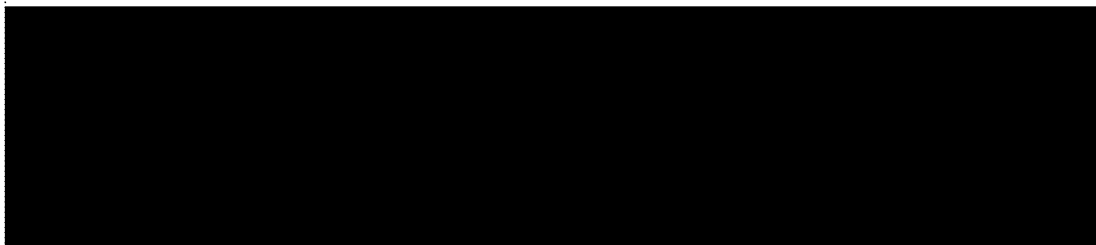
If you wish to discuss the matter further please contact me in the office tomorrow morning on 01903 737768



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Dear Andrew,

I am getting in touch with regards to the application for 37/43 Beach Crescent - ref LU/341/19/PL.

Following our previous correspondence the application was put out for consultation for a second time considering the amendments made to the plan and elevation. We have been monitoring this on the portal and are aware of the comments that have been made, both objections and support.

To further justify the scheme we have accumulated these objections and responded to these on a policy/legislation basis as you would analyse a scheme yourself. As this second consultation period is due to expire today, I have attached this for your consideration. This will go to alleviate any concerns made by objectors and further highlight the opportunities this scheme presents.

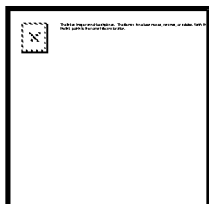
Upon appraisal would you please be able to let us know how you wish to determine the application? If possible, could you please get in touch before the 18th of Feb?

Please could you let us know this has been received?

We look forward to hearing your thoughts.

Kind regards,

Emily Johnson | Architectural Designer



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