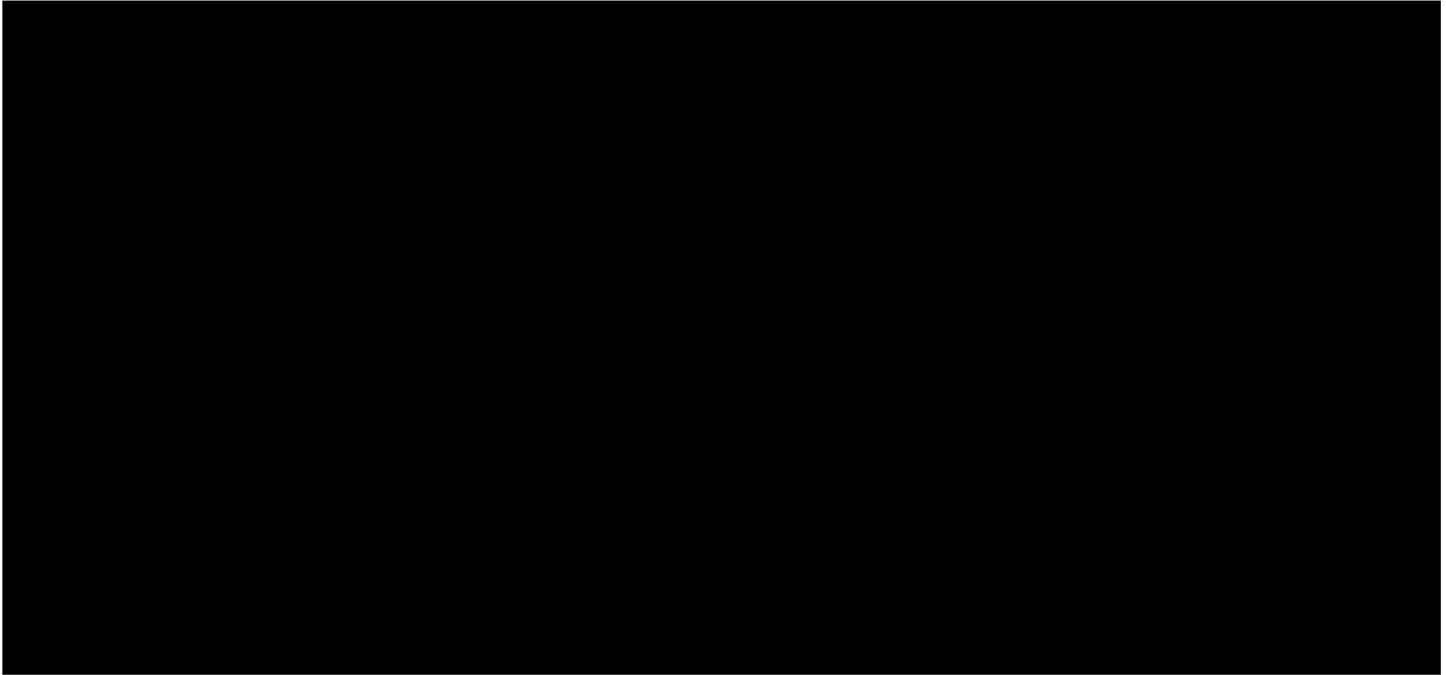




From: chris barrow [REDACTED]
Sent: 04 May 2020 15:27
To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; [REDACTED]
Subject: 49 Horsham Road - Revised Scheme.

Dear Juan

Further to your recent email putting your refusals for planning please see below after meetings with my client.

I will also be sending separate email attaching amended plans along with photos of area outlining points made below.

Below is your letter with my responses under each point and proposals at the bottom of your letter.

I am emailing you to bring to your attention that an assessment of this application has been made and it is recommended for refusal.

The coverage and height of the rear structure is seen to be excessive to the extent that it will have a negative impact on the character and appearance of the area and a negative unneighbourly impact on neighbouring residents. In essence what is being proposed is too much for the site and if it were to be reduced in line with what was considered under the pre application submission then a more favourable response would be given by officers. Attention would also be needed to the relocated staircase and the overlooking of views to neighbouring properties that it affords.

There does not appear to be any excessive building due to it being behind existing buildings and there is no character to neighbouring gardens used as dumping grounds, which are also seen by many residents as a direct result of their property entrances. Our rear garden is 800mm and 1200mm below other attached gardens, while we need to reduce the ground level to match existing shop floor/ Neighbouring garden sheds are almost level with our proposals. There is no overlooking of neighbouring gardens as per plans show. 3 Elm grove built a large dormer to a bungalow allowing full overlooking of ALL neighbouring properties, and 39 Horsham road built an enormous extension on 2 floors to their shop creating flats. 31 Horsham road converted the pub to 5 properties, which is over populating a small space.

So that you are made aware the application has ultimately been submitted is significantly different from the pre application submission in the following way:

1. The pre app didn't show any first floor office to the existing building. Yes it did. Description shown on plan
2. The height of the pre app rear ground floor building was 4m at the pitch and 2.4m at the eaves. The proposal is now 5.25m high the pitch and 4m to the eaves. My Mistake, it shows 4.2 and should have been 5.2, as per clients instructions, but we propose to lower it to 4.5 with 3m at eaves inline with drawings. Any less would be pointless as carpets are 4 & 5 m wide, and have to stand in the centre of the building. As we have to reduce our ground 450mm to match existing shop floor, then this would bring the pitch inline with neighbouring sheds in their gardens.
3. It is now clear given the coverage of development of the ground floor means that the only external amenity space for the first floor flat is at the top of the relocated external staircase. This is not considered to be an acceptable provision given the likely views of it from neighbouring residents. As with many flats, council and private, no outside space is allowed for, and as the flat is part of the shop premises anyway, there is no need for this space. I could list many, many properties the same, like South Terrace, St Catherines Road, Clun road, etc. There is a large park/playing fields in Southfields road which is within a few hundred meters

I know this will come as a great disappointment to your client so I am open to you either withdrawing the application and making a new (likely to be free) resubmission or discussing changes with myself that can then be used as part of this application moving forward.

I would appreciate it if you could return to me at your earliest opportunity with your clients preferred way forward.

We propose to lower the building to a pitch height of 4.5m, which as the ground will be reduced by 450mm level with the existing shop floor, thus allowing no further height issues. The stairway has been altered, thus not to encroach into any right of light, which is well beyond any building, If there is any issue, please do not hesitate to contact me immediately. There is a small 300mm parapet wall to the flat roof, with a fence around, so neighbours cannot access this area, and security purposes.

One neighbour at the rear has erected an even higher fence recently.

<http://www.legislation.gov.uk/ukpga/2017/20/section/8>

Proposal

Demolition of existing outbuilding and stair access to first floor flat and office. Erection of a Rear extension to existing retail unit, creation of new rear stairwell with access to new first floor office and new enclosed first floor amenity space.

To demolish garages and side office, reduce ground 450mm to finished level of existing shop premises. The surrounding garden levels are 800mm and 1200mm above our existing ground level, with 1800 and 2m fencing around in neighbouring gardens

To construct a steel frame building, with a brick built connecting link, with flat roof, small parapet wall and railed fence stopping neighbours accessing it from their stairs, housing a new internal stairway to first floor office and access to our existing flat. All sympathetic to the surroundings.

This pitched roof steel constructed building has minimal impact on neighbours, as it will be level or below existing neighbouring sheds and their existing fencing. There are extremely high trees a few gardens away, creating light and other problems.

There has been a loft conversion recently built at 3 elm grove, as it overlooks all properties in the area. This is serious overdevelopment, as they also have a groundfloor extension. The dormers at least should have obscure glazing installed, but hasn't

Our project is not over construction, as 39-41 has an overwhelming extension stretching back into Elm grove some considerable distance. This is seen from all gardens

31 Horsham road, has just been completed of public bar and restaurant to 5 flats in the area, which is overdevelopment of the site, but given

Trees in neighbouring gardens as per photos are becoming dangerous due to heights and spread also, which annoys every neighbour in the area.

As there are a requirement of retail outlets in the area, which the planners after approval of conversion to flats plan, asked if the property owner could keep it as a retail unit and not convert it to housing, to help the area, which they did. We have the property, which needs more space to stand carpets along the centre of the shop vertically as normal for this type of shop.

Failure to achieve planning, would result in the closure of the shop, and subsequent loss of yet another retail unit, converted to housing with no return back.

There were no objections at all for this project.

Kind regards

Chris

C.R.Barrow & Associates LTD

