

[REDACTED]

From: Look. design + build [REDACTED]
Sent: 05 July 2019 10:09
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: Re: 66 ANCTON WAY M/143/18/PL

Dear Juan,

Thank you for your email and further consideration of the application. We would be happy to agree to an EOT as requested. Thanks

Kind Regards

Mark + The Team... [REDACTED]

for and on behalf of

Look. design + build

Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN
[REDACTED]

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On Fri, Jul 5, 2019 at 9:47 AM Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Mark

Thank you for your email. I am liaising with the group head of planning (he's on leave today) and will get back to you hopefully early part of next week. In the meantime are you in a position to agree to an EOT to the end of next week?

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

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Save the environment - think before you print.

From: Look. design + build <[REDACTED]>
Sent: 04 July 2019 14:15
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>; sam shury <[REDACTED]>
Subject: Re: 66 ANCTON WAY M/143/18/PL

Dear Juan,

Thank you for your email and contents therein.

We are not convinced by the objection to the boundary of 68 and the 'unneighbourly outlook'. We have attached a sketch which shows we are within the prescribed 45 degree rule. The proposal in fact sits almost entirely within the existing plot as shown on the OS plan. We note a recent planning approval at 72 ancton way which looks longer than the proposal at 66, runs past at least one of the neighbours by at least 3.0m and is sat within the 45 degree line.

The client who knows the site and wider area very well has put together their own comments in response, please see attached.

Based on the above observations, we would ask that you take a fresh look at the application and reconsider your objection in this instance. We look forward to hearing from you. Many Thanks.

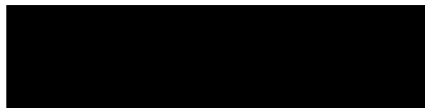
Kind Regards

Mark + The Team... 

for and on behalf of

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On Wed, Jul 3, 2019 at 1:57 PM Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Mark

I am very sorry that you have had the experience you have had with this application. This is no excuse because you have paid your fee and should therefore expect a service in return but we have had severe staff problems where we have had to employ contractors to cover for staff vacancies that we cant fill notwithstanding our attempts to do so. It has meant that with contractors as is the nature they come and go and you are left without continuity and breaks. Again I can only apologise.

I did go through this application with Richard this morning and I share his views. We have no objection to the design of the building as it applies to the character and appearance of the area. However, the rear projection hard up against the boundary with number 68 will mean that for 3 metres of their rear garden they will face a very unneighbourly outlook – nearly 6 metres of a solid wall plus a ridged sloping roof. My suggestion would be that you withdraw the application and resubmit with a dwelling that addresses this objection. If you choose this option I am more than happy to look at some sketches and provide an informal view before you formally resubmit.

Regards

Juan Baeza Area Team Leader – Planning Department, 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: Look. design + build [REDACTED]

Sent: 03 July 2019 13:24

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: sam shury [REDACTED] Look. design + build [REDACTED]

Subject: 66 ANCTON WAY M/143/18/PL

Dear Juan,

Here we have an application for a simple replacement dwelling in place of a non-traditional construction, asbestos filled dwelling that was uninhabitable. We have had 3 case officers on the application over the past 30 weeks and it has now reverted back to Richard Castro-Parker [RCP]. We received a VM yesterday, stating that RCP was concerned with the mass and siting of the proposal. Also he had concerns that the proposal extends 3.0m past the neighbour on the east [68?]. This is indeed itself a small non-traditional dwelling full of asbestos similar to the one that stood on this plot, which no doubt will be also raised to the ground and redeveloped. The dwelling is no further into the site than any others along Ancton Way as seen on the site location plan. We feel extremely disappointed with RCP comments, although RCP does not actually say he is recommending refusal, as he cites he needs to speak with you first. Throughout this application the dialogue has almost been non-existent, but when we did manage to speak with a case officer [Stuart Corbey] the proposal received a positive response subject to Environmental Agency approval. Even the Parish council are in support. Elmer sands has a number of replacement dwellings that maximise their plot and rejuvenate the area by ridding these 'old shacks', and we cant understand why this simple proposal has fallen foul of RCP.

We look forward to your comments and a favourable view of this application.

Kind Regards

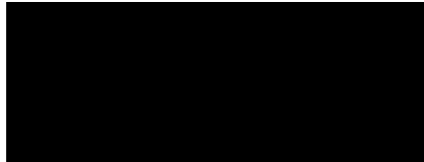
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