

Support Letter from agent – M/59/20/HH

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Andy Young [REDACTED]
Sent: 25 September 2020 10:15
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: RE: Consultation Responses

Dear Zac,

Thank you for your response on Wednesday. Firstly, we appreciate that those parties neighbouring any planning application will be sensitive to change so we have been mindful of the impacts that these proposals would have and have not pushed the boundaries of the property to the extent that they could have been and have set limitations to the size of the footprint in relation to overlooking and privacy concerns. In direct response to the points raised :

1. Our proposals have been designed to be a contemporary remodelling that uses the more recent redevelopment along Southdean Drive (such as the immediate neighbour at No. 58) as a precedent. This approach is intended to produce homes that respond to their location in a more contemporary fashion with open plan living connected to the garden and a number of bedrooms that address the sea as well as to reflect the desires of the applicant for a contemporary home. This is a common theme amongst beach homes in this neighbourhood as well as those along the neighbouring coastal villages. The existing house is one of the smaller houses on the row and the amount of extension would bring it into line with the size of its neighbours whilst addressing some very poor quality extensions and alterations that had previously been made to the property.
2. The concerns regarding privacy from the balcony the staircase is one we have encountered on previous schemes. The common design solution is to erect a 1.8m side screen on the balconies to limit the 45° view across a neighbours garden, which we have included in this scheme. This serves as a two-fold measure to protect the applicants privacy from the windows which already face across their site and vice versa.

The extensions have been limited in length to the south so that the end of the building and the screens meets a 45° line cast from the centre of the black framed window on the first floor of

no. 54. This limits the potential overlooking from our proposals whilst maintaining unhindered views from No. 54 and No. 58 towards the east and west of the horizon.

We are proposing that the staircase is to be constructed with Millboard (composite resin) treads over a steel structure with a glass balustrade. The Millboard treads would provide sound absorption under foot compared to a bare steel staircase. If the authority has further concerns, alternatives such pre-cast concrete flight of stairs and / or a timber hit + miss screens to the side would offer better acoustic performance.

3. The store to the beach side is within the size parameters of permitted development rules and replaces a not dissimilar size shed that is in that location. The building is largely hidden by mature planting in both the gardens of no. 54 + 56. The materials chosen respond to the top storey of the proposed development rather than any others within the immediate vicinity. Should the choice of material be a concern from a planning policy perspective then we would welcome the opportunity to address this prior to the authority making its decision.
4. There are limited opportunities on any of the sea front plots to include external storage of garages and the space forwards of the building line is one of those limited opportunities. If the siting is of a concern to the authority then there are alternative locations within the front garden that could be considered prior to the authority making its decision.
5. We would expect this to be a condition of an approval.
6. This is a subjective viewpoint and not an issue of policy.
7. We would expect this to be a condition of an approval.
8. Where two properties exist side by side with windows on any upper floor there will be a level of mutual overlooking across the gardens. The opportunity exists with proposals such as these to install privacy screening that would not have been commonplace when the original buildings were constructed or altered in the past. The proposals offer a betterment to the existing by reducing the potential overlooking by the inclusion of the proposed privacy screens.

In terms of additional noise and the impact on the neighbours or the beach, we would note that the extension of a residential property without change of use to another use class shall not cause any intensification of use or create any additional source of noise pollution.

I trust that you will find the above of value. I would reiterate that the proposals have been developed on the basis of local precedent and have not sought to intentionally step beyond the boundaries of what would be considered unneighbourly development. The scheme respects the building lines to the front and rear of the property and includes a number of privacy measures to mitigate commonly encountered concerns.

Should the authority consider any small part of the proposals to be at odds with planning policy then we would maintain the request to review and amend these within the timescales of this application.

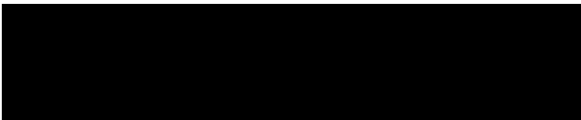
Warm Regards,

Andy Young, RIBA | Associate Director

randell design group
architecture | interior design | project management

Randell Design Group

Halls Orchard Barn | Oak Lane, Apuldram | Chichester, West Sussex | PO20 7FD



www.[randelldesigngroup.com](http://www.randelldesigngroup.com)



Randell Design Group is registered in England and Wales as Randell Design Ltd. – Company No. 07378943. Registered Office: Halls Orchard Barn, Oak Lane, Apuldram, Chichester, West Sussex PO20 7FD. VAT Reg No. 934764495 This message is private and confidential and the images created by Randell Design Group are protected by copyright. If you have received this message in error, please notify us and remove it from your system. The contents of this message do not necessarily represent the opinions, views, policy or procedures of Randell Design Group. Please note that we do not warrant that any attachments are free from viruses or other defects and accept no liability for any losses resulting from infected email transmissions. Save a tree.

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 23 September 2020 09:36

To: Andy Young [REDACTED]

Subject: RE: Consultation Responses

Dear Mr Young,

Thank you for your email.

If you wish to respond to the comments raised then please do so by response to this email. I will thereafter organise for the upload of your comments.

Kind regards,

Zac

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)

E: zac.denton@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Andy Young [REDACTED]

Sent: 21 September 2020 15:44

To: Zac Denton <Zac.Denton@arun.gov.uk>



Subject: Consultation Responses

Dear Zac,

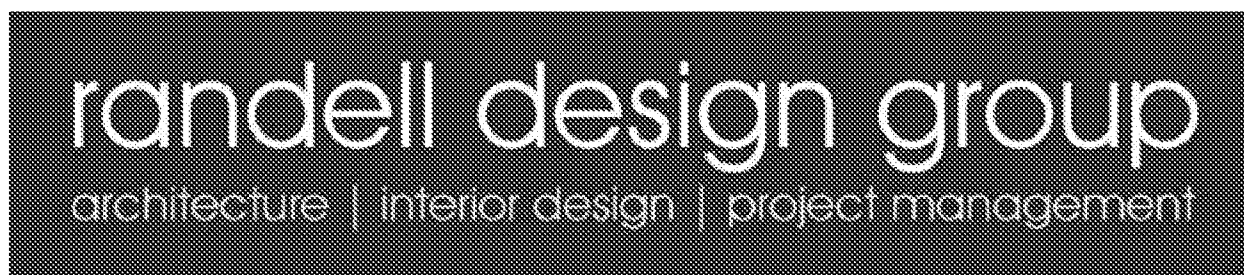
I've noted there has been an objection from the neighbour at 56 Southdean Drive to the proposed scheme.

A number of those points reflect common concerns of any neighbours where any development is proposed, which are understandable. I would welcome your comments on whether you feel any of those points raised are significant enough to consider any part of the proposals at odds with policy?

If there are any shared concerns then we would like the opportunity to address these before the application deadline.

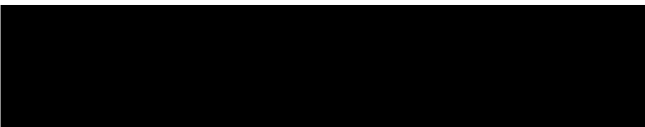
Warm Regards,

Andy Young, RIBA | Associate Director



Randell Design Group

Halls Orchard Barn | Oak Lane, Apuldrum | Chichester, West Sussex | PO20 7FD



w. www.randelldesigngroup.com



Randell Design Group is registered in England and Wales as Randell Design Ltd. – Company No. 07378943. Registered Office: Halls Orchard Barn, Oak Lane, Apuldrum, Chichester, West Sussex PO20 7FD. VAT Reg No. 934764495 This message is private and confidential and the images created by Randell Design Group are protected by copyright. If you have received this message in error, please notify us and remove it from your system. The contents of this message do not necessarily represent the opinions, views, policy or procedures of Randell Design Group. Please note that we do not warrant that any attachments are free from viruses or other defects and accept no liability for any losses resulting from infected email transmissions. Save a tree.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer

includes any attachments.

