

Amber Willard

From: [REDACTED]
Sent: 30 November 2020 17:00
To: Amber Willard
Subject: RE: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Update on progress
Attachments: Measured Proposed Site Plan.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Just noticed that the "Measured Proposed Site Plan" did not have the dimensions on it... see attached.

Regards,
Toby

Toby King
Tel. [REDACTED]

From: [REDACTED]
Sent: 30 November 2020 15:18
To: [REDACTED]
Cc: [REDACTED]
Subject: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Update on progress

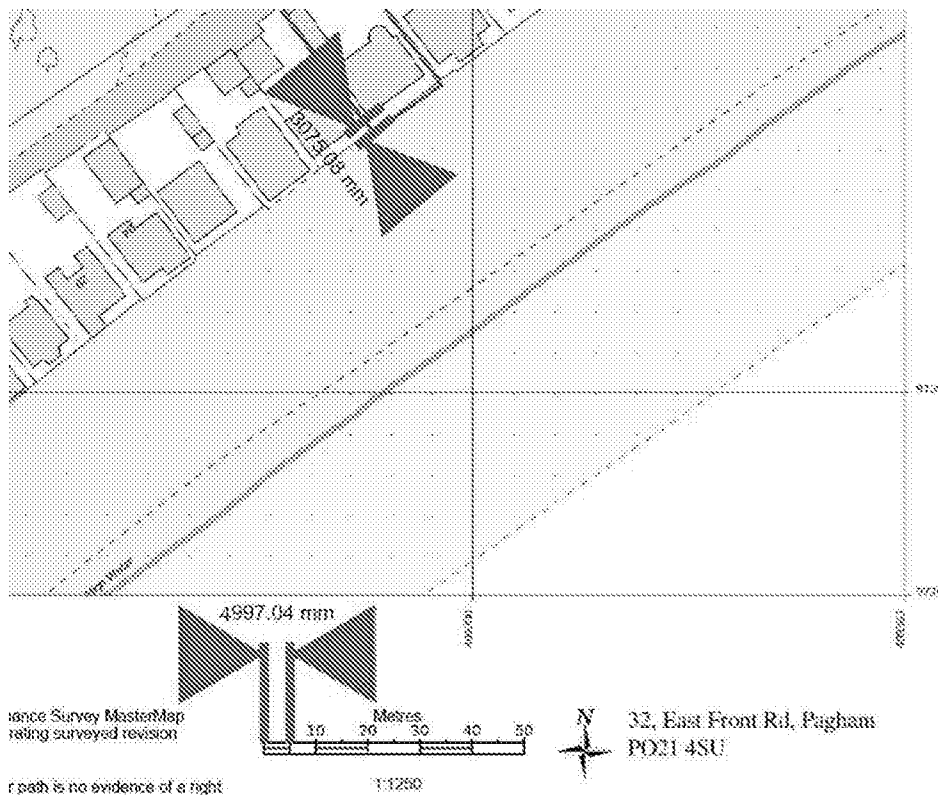
Hope all is well. Just a quick email to see if you need anything further from me with regards to the above application.

I note the "no objection" from Pagham Parish Council which is great news.

I also note that they refer to "the comments of Pagham Beach Holdings". There are no comments from Pagham Beach Holdings on the website portal but they have since sent me a copy of their letter to yourselves dated 12th November.

I have reviewed the contents and comment as follows:

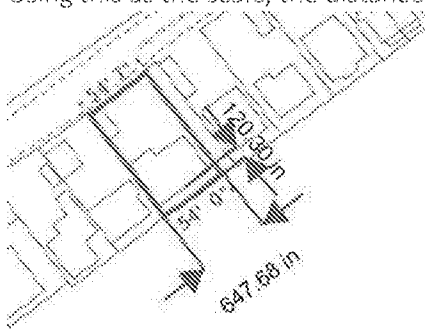
OS map shows 3075mm from house to red line boundary, as shown when scaling off the Location Plan.



Land Registry states "5 (14.06.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared."

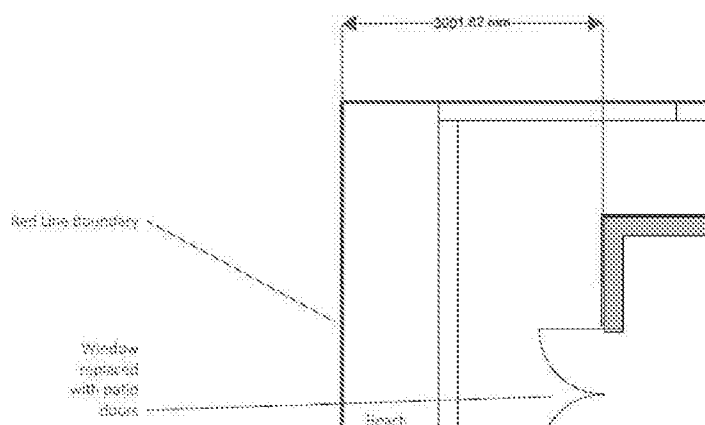
and shows 54 foot across the front of the site, which is 648 inches.

Using this as the scale, the distance from the house to the red line is shown as 120 inches (3m).



This is to be expected given that this plan has been produced from the OS map.

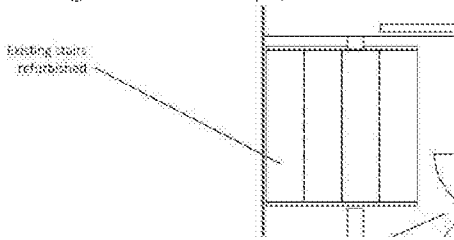
In terms of Pagham Beach Holdings concerns with regards to the P0009 – Proposed Site Plan Drawing: scaling off, this shows 3m from house to red line in accordance with the above.



The fact that the retaining wall is inside the redline does not detract from the ownership. It may be that this is a cosmetic wall and that the retaining beach wall is behind. There are no plans to make any changes to the wall at this time.

In Pagham Beach Holdings' own words, within their letter to Arun District Council, "the OS Plans included with this application, which correctly show the position of the boundary." Therefore, to the scales that are possible with the documentation containing red line information, the plans submitted are an accurate reflection of the ownership of the land and property.

With regards to the steps, these are existing and the Proposed Site Plan clearly states that they are to be refurbished:



With regards to the "removal of a section of the retaining wall and the installation of decking to encroach onto the foreshore", the deck will oversail the retaining wall and will be within the red line boundary. There are no propose changes in level to the foreshore.

Has any feedback been received from the District Council's Coastal Engineer; Roger Spencer? Hopefully the zero impact of the development on the Pagham Harbour SSSI means that he is not concerned?

Many thanks in advance. Please feel free to give me a call on the number below should you wish to discuss further.

Regards,
Toby

Toby King