



SENT BY POST & BY E-MAIL

Our ref: TSP384/DLS/jb

28th April 2011

Mrs S Leeson
Arun District Council
Directorate of Planning & Housing
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

Dear Mrs Leeson

Re: 11, West Front Road, Pagham
Planning Application Ref: P/15/11

Further to our telephone conversation on 20/04/11, please find enclosed the following substitute drawings (4 hard copies of each):-

- TSP384/01 rev D - Location/Block Plan
- TSP384/11c - Proposed Site Plan (showing building footprint)
- TSP384/12c - Proposed Floor Plans
- TSP384/13c - Proposed Elevations (sheet 1)
- TSP384/14c - Proposed Elevations (sheet 2)

We would note that we have now revised the original application as follows:-

- Proposal relocated away from 11a to achieve a minimum of 1m from the boundary.
- Glazing obscured to windows facing 11a up to a height of 1.7m from ffl to ensure no overlooking.
- Pulled the building back 300mm from the boundary adjacent to the beach.

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All of the above were e-mailed to you on 06/04/11. Further to our 'phone conversation on 20/04/11, we have now further amended the scheme as follows:-

- Reduced the north/south dimension by 1.5m.
- Omitted the proposed garage to give a more open outlook to the site from West Front Road.

In so doing we would note the following:-

- The built footprint is now 41.9% compared to the maximum 45% of curtilage noted in the Pagham Village Design Statement.
- This compares to the 43% of curtilage for the recently consented schemes at 56, East Front Road & at 60, East Front Road.
- We note that 31, West Front Road (consented under P/35/08) occupies a considerably larger footprint than the one we are currently proposing (gross internal floor area of 175.5sq.m. compared to our proposed 158.6sq.m.)
- We would note that it is our client's intention to make this their family home, with room for their children & guests to come & stay. On this basis they have reduced the size of the bedrooms to what they consider to be a minimum.

We trust that with these amendments we will retain officer support, & that the scheme will go forward to the planning committee on May 26th. We would be grateful for your written confirmation of the same.

Yours sincerely

David Seaman
for **The Seaman Partnership Ltd**

enc's as noted

cc: + enc's to: Mr & Mrs A Heath