

Jonathan Parsons

From: Jonathan Parsons
Sent: 02 September 2011 12:02
To: 'lilleyarchitecture'
Subject: RE: 7 Webb Close, P/51/11
 Dear Mr Lilley

Thank you for your email dated 24th August. I have been on site now and remain unconvinced about this proposal.
 There are a number of issues.

I note what you say about the reasons for the design. In particular that a mono pitch, saw tooth or dual pitch roof on the proposal may compete with the rhythm of the striking, contemporary arrangement of the existing terrace. However I remain of the view that the design approach should replicate the design as the existing design is so striking.

There are two further issues that are now apparent from the site inspection.

The rear balcony gives rise to overlooking to the dwelling at the rear which is at a lower level. The true relationship is not shown on site plan because the balcony footprint is not shown. However it is likely to be about 7 metres from the rear garden of 17 at its furthest extent. This is too close especially given the lower level of this property.

The group of trees within the amenity area at end of the Webb Close are attractive with a group public value and for this reason a Tree Preservation Order has been served on them to protect them. The double garage siting is likely to endanger them.

Therefore I am afraid that officers are likely to refuse planning permission on these grounds. As council, we are willing to discuss alternatives which we can do in in this instance. However these discussions would have to be outside of the consideration of the planning application. Clearly if you wish to withdraw the application we will do this. Officers are likely to make the final decision on this application on Thursday next week.

Yours Sincerely

Jonathan Parsons

Jonathan Parsons Bsc DipTp Cert (Urb) MRTPI | West Team Leader (Development Control and Compliance), Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 24 August 2011 09:27
To: Janice Chapman
Cc: Jonathan Parsons; 'Sue Beeby'
Subject: FW: 7 Webb Close, P/51/11

Dear Mrs Chapman

Further to my contact with Mr Parsons regarding the application, I would appreciate your views on the application.

Obviously I am acutely aware that we are now beyond the target date for a decision. This being the case I would appreciate the opportunity to discuss the application prior to determination.

Regards

Roger

lilleyarchitecture.com

Roger Lilley RIBA
232 southwood road
hayling island
hampshire
PO11 9QQ



From: lilleyarchitecture 
Sent: 09 August 2011 10:51
To: 'jonathan.parsons@arun.gov.uk'; 'janice.chapman@arun.gov.uk'
Cc: 'Sue Beeby'
Subject: 7 Webb Close, P/51/11

Dear Mr Parsons/Mrs Chapman

Mr Parsons, thank you for looking into the application in Mrs Chapman's absence.

Regarding the point about the roof of the proposal, I would just like to clarify the logic behind the design.

A number of roof arrangements were considered before settling on the parapet with flat roof behind.

I felt putting a further mono pitch, saw tooth, or dual pitch roof on the proposal may compete with the rhythm of the striking, contemporary (for its time) arrangement of the existing terrace. Being end of terrace I felt a nicely detailed parapet would punctuate the terrace nicely. The detailing and materiality of the proposal continues the contemporary ethos of the original, but in a way more fitting for today.

I hope this elucidates my thinking on the design.

However if you feel the roof prevents you to be able to support the application, I am more than happy to propose alternatives. Given that this may come towards the end of the application due to the situation with Mrs Chapman's absence, I would appreciate the opportunity to still submit these within this application.

Regards
Roger

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