[redacted]

From: Adam King [redacted]
Sent: 10 June 2015 08:05
To: David Easton
Subject: RE: 47 Park Drive, Rustington - R/101/15/HH

Dear David,

Thank you for the conversation yesterday regarding the rear extension portion of our householder planning application where you confirmed that if the height of the extension was shown at 3m instead of the 3.5m previously shown you would be able to approve the application.

Accordingly, please see the attached revised drawings which show both in elevation and section that the height has now been reduced to 3m, with the measurement added. We are now showing the floor level continuing from the house with a flush threshold to the rear rather than digging down as previously proposed.

I trust that this resolves the remaining issue being within the acceptability of Permitted Development Rights and our permission can be issued without delay to allow us to begin the project and submit building regulations.

I'd be grateful for confirmation of receipt and confirmation that this is now accepted.

Many thanks.

Kind Regards

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

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[redacted]

ARUN DISTRICT COUNCIL R/101/15/HH

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From: David Easton [mailto:David.Easton@arun.gov.uk]
Sent: 09 June 2015 13:05
To: Adam King
Subject: 47 Park Drive, Rustington - R/101/15/HH

Dear Mr King,

I met to discuss this application with my Team Leader this morning due to a number of concerns which have emerged in relation to the proposed single storey rear extension. These concerns are as follows;

The Council operate a 45-degree rule in relation to the rear extensions to ensure that extensions do not adversely impact upon the residential amenity of neighbouring properties. The single storey rear extension in this instance has been found to conflict with the 45-degree rule with approximately 2.5 metres of the proposed rear extension conflicting with this rule.

When proposals are in conflict with the 45-degree rule the Council will examine potential mitigating factors– for example compliance with the limitations imposed by the General Permitted Development Order. However, whilst the proposal complies with the allowances granted under Schedule 2, Part 1, Class A of The Town and Country (General Permitted Development) Order 2015 for 'larger home extensions', it exceeds the allowances for maximum eaves height of no more than 3 metres when the proposal is located within 2 metres of a boundary under Schedule 2, Part 1, Class A, (i).

As such, the proposed single storey extension due to its height of 3.5 metres and proximity to the southern boundary of the site is considered to conflict with policies GEN7 (iv) and DEV19 (iii) of the Arun District Council Local Plan as it is considered to cause unacceptable overshadowing and overbearing impacts. Therefore, as the application currently stands I will have no option but to recommend this application for refusal.

No concerns have been identified in relation to the proposed first floor side extension and rear roof lights and as such I would be happy to accept amended drawings which either reduced the height of the single storey rear extension to within the permitted development limitations or took account the Council's 45-degree rule and relocated the rear extension further from the boundary. These amendments would not require re-advertisement and as such were they to be submitted by early next week then it should be possible to issue a decision prior to the expiry of the application on the 24th June.

Should you have any further questions in relation to this matter then please do not hesitate to contact me.

Yours Sincerely,
David Easton

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