

Karen Parsons

From: Nicola Spencer
Sent: 15 March 2018 09:16
To: Karen Parsons
Subject: FW: 84 North Lane. Rustington. Ref. R/13/18/HH

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Amanda Scholes **On Behalf Of** Planning.Responses
Sent: 15 March 2018 08:45
To: Nicola Spencer
Subject: FW: 84 North Lane. Rustington. Ref. R/13/18/HH

From: Mark Jones
Sent: 14 March 2018 20:14
To: Planning.Responses
Subject: FW: 84 North Lane. Rustington. Ref. R/13/18/HH

Hi can e mail chain below be put on file and decision date extended to 21 March 2018

Thanks

Mark

From: Peter Robinson [REDACTED]
Sent: 14 March 2018 19:21
To: Mark Jones
Subject: Re: 84 North Lane. Rustington. Ref. R/13/18/HH

Hi. Mark

Thanks for the E.Mail and yes we would ask for the extension of time and agree for the 21st. I will speak to Mr. & Mrs Weightman and get back to you.

Regards

Pete Robinson

----- Original Message -----

From: Mark Jones

To: 'Peter Robinson'

Sent: Wednesday, March 14, 2018 12:16 PM

Subject: RE: 84 North Lane. Rustington. Ref. R/13/18/HH

Dear Pete

I have had a chance to discuss the application with the team leader for this area and would make the following comments

1. I note that attempts have been made to address the previous refusal and there is a reduction in height from the previous, effectively 3 storey scheme. In addition, the amendments have been submitted which alter fenestration of the porch and the rear doors and also confirm the use of obscure glazing in first floor windows. However, as far as I can see the size of the proposed dwelling remains unchanged in height and footprint. In addition, the proposal is still sited as initially proposed. Whilst these changes are helpful there are still concerns as detailed below.
2. Whilst this proposal reduces the height and depth of the previous refused scheme this has led to an increase in the width and bringing the proposed development closer to the southern side boundary. This has created other issues of concern.
3. The key policy for consideration of extensions is DEV19 of the Arun Local Plan, GEN 7 also contains some relevant criteria in relation to character of the area and impact on adjoining occupiers.
4. DEV19 states

Planning permission will be granted for extensions to existing residential buildings, provided that:-

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
 - (ii) the extension is visually subservient to the main building;
 - (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
 - (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
 - (v) the extension does not compromise the established spatial character and pattern of the street.
5. It is considered that the current proposal comprises major changes and extensions to the building, the original building is lost in the proposed development and as such the proposed scheme is not subservient to the main building. As I mentioned previously the issue of subservient may not be fatal to the proposal on its own. Change is not necessarily bad particularly in an area where there is a mix of dwelling designs and size. The key issue being that other matters such as impact on character of the area and the amenity of adjoining occupiers are satisfactory. However, it is considered that there are potential issues with these two last points.
 6. The proposed scheme comes close to the southern boundary and appears to be less than a metre at the front and touching the boundary at the rear. It is only 1 m off the boundary on the northern side. This is a significant change to the existing property and given the two storey height and also the high ridge level in excess of 9m. The proposed development appears cramped and unduly dominant. Furthermore, it is considered that the prevailing character does not comprise properties which effectively fill the plot width at least two stories. It is felt that the overriding character is properties with a more space to the side boundaries. Where a greater plot width is present these tend to involve reduction in heights to single storey for example.
 7. Whilst the depth has been reduced and the proposal appears to address side windows so as not to lead an unsatisfactory loss of privacy. The proposed two storey development coming so close to the southern boundary is in my opinion unduly dominant upon the occupiers of the neighbouring property, whose rear building line is set back behind the proposed rear elevation of the current development. They also have windows in the rear elevation at ground and first floor level and as such there may be an impact on these, as such this aspect should be addressed. This impact is less to the northern boundary due to the position of the neighbouring dwelling and separation distance.
 8. Therefore, at present the application will be recommended for refusal. However, if you feel you can address any of the above points please let me know. I appreciate your client may be wanting to utilise room in the proposed roof space in the future but the height of the proposal may need consideration in any revised proposal as the height and width contribute to the issue above.

I appreciate you will want to discuss the above with your client and therefore happy to agree an extension of time to allow you do this could I suggest an extension of time until 21 March 2018. If you can drop me an e mail if you agree this timescale.

I look forward to hearing from you.

Kind regards

Mark

From: Peter Robinson [REDACTED]
Sent: 12 March 2018 08:30
To: Mark Jones
Subject: Re: 84 North Lane. Rustington. Ref. R/13/18/HH

Hi. Mark
Thanks for the E.Mail.
Regards

Pete Robinson

----- Original Message -----

From: Mark Jones
To: 'Peter Robinson'
Sent: Monday, March 12, 2018 7:19 AM
Subject: RE: 84 North Lane. Rustington. Ref. R/13/18/HH

Dear Mr Robinson

I have had a look at the amended scheme and have asked that these be put on file so should appear on the website today. I have also looked at previous refused scheme. My initial reaction is that the proposed are not subordinate to the main house and as such could be considered as contrary to adopted policy. However, it is possible where such changes do not cause demonstrable harm the proposal could still be acceptable. I did not deal with the previous refusal and therefore in this case I would like to discuss the matter with the team manager for the area. Due to my working arrangements this may not be possible until tomorrow. Therefore, I will come back with a more definitive opinion tomorrow once these discussions have taken place.

Regards

Mark

From: Peter Robinson [REDACTED]
Sent: 09 March 2018 09:05
To: Mark Jones
Subject: Re: 84 North Lane. Rustington. Ref. R/13/18/HH

Ok Thankyou.
Regards

Pete Robinson

----- Original Message -----

From: Mark Jones
To: [REDACTED]
Sent: Friday, March 09, 2018 8:51 AM
Subject: RE: 84 North Lane. Rustington. Ref. R/13/18/HH

Dear Mr Robinson

Apologies for delay in coming back I was unexpectedly away over the last week or so and now catching up. I will look at the amended plans and come back to you hopefully today or if not over the weekend.

Kind regards

Mark

From: Nicola Spencer **On Behalf Of** Planning
Sent: 08 March 2018 10:32
To: Mark Jones
Subject: FW: 84 North Lane. Rustington. Ref. R/13/18/HH

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From: Peter Robinson [REDACTED]
Sent: 06 March 2018 10:27
To: Planning
Subject: 84 North Lane. Rustington. Ref. R/13/18/HH

Hello Mr Jones

Sorry to trouble you, I know your busy but I may be able to save you a bit of time. Could you let me know you have received the revised Drawings as they are not on the web site. Do you need extra time for the application. let me know if we need to discuss the application before refusal, as I see there are a few complaints. Please ring on 07754 996638.

Thanks

Regards
Pete Robinson

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