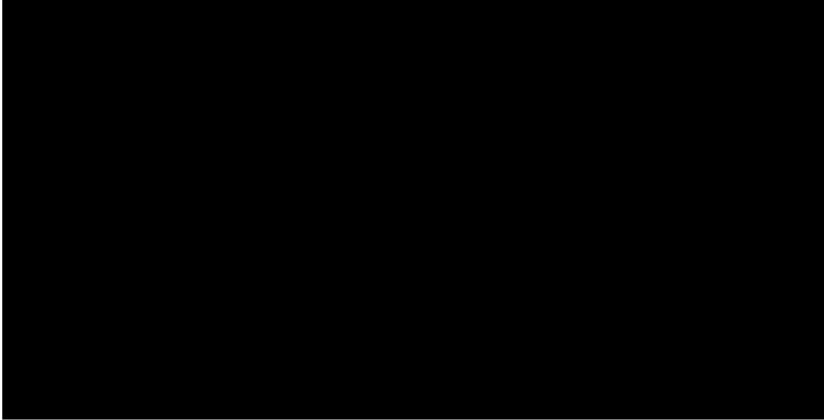






From: Peter Robinson [REDACTED]
Sent: 20 May 2018 15:00
To: Mark Jones
Subject: Fw: 84 North Lane. Rustington. Ref. R/13/18/HH

Hi Mark
Attached an E.Mail from Mr. Weightman. Self explanatory. Sorry for the weekend.
Regards

Pete
----- Original Message -----

From: [chauncey weightman](#)
To: [Peter Robinson](#)
Sent: Sunday, May 20, 2018 11:28 AM
Subject: Re: 84 North Lane. Rustington. Ref. R/13/18/HH

hi pete

could you forward this onto mark please

thank you for your reply but as you can understand i am more than upset now.
our first design that got put forward was rejected and as far as i remember the reasons were legitimate we then went on to meet the officer who said if we lowered the eaves closer to the windows and make the roof pitched as one that would more than likely be acceptable. since then we have had issues with getting drawings done tim let us down and the next architect took over 18months later and still nothing so pete took over and got the amended drawings. now we have submitted the much compromised plans on our part there are more issues? whilst i understand that arun does not allow 3 story buildings and the ridge height is an issue our ridge level will be the same height as our neighbouring property (which is the double for our house as they used to be one building) and the ridge will be approx 6.5 meters away from their boundary and 7 meters away from our other neighbours boundary at eave level it will be the same as our neighbours. as for the “bulky” look to the front this is why we have opted for the barn end this will be more time consuming to us and also much more costly but it reduces the “bulky” appearance to the build. would we be better to go back to a mansard roof this would allow us to lower the ridge line? also while on the point of filling the plot

we are not going any closer to the one side at all that will remain the same on the other side we are 1.2 meters away also our neighbours property fills the entire plot with a new second story extension which has a gable wall on the boundary and a 1.2 meter gap on our side.

we are wanting the building to be roofed and rendered as one to look like it was meant to be, there are plenty of examples of poorly designed buildings on this street that have been built and look like an after thought which is what we want to avoid hence the plans to match what we have already here.

as for the point on privacy in regards to the first floor windows in the rear of the property we have compromised and removed all the windows on the side of the building but we can't compromise on the ones at the back as that is the only window in that room. as it stands now i can see my neighbours entire property from front to back including their side alley and into every one of their side windows because we have side windows at first floor level. the new plan we will be unable to see into the side alley and we will not be able to see the first 3 meters (approx) of their garden as our property finishes inline with their new gf extension. the window in question is only moving approx 2.6 meters to that side so our ability to see their property overall is greatly reduced that being said our neighbours have new windows in the side of their property which was passed at planning i know they are at ground floor level but considering the difference in floor heights between the properties they can see direct into our garden and side passage over the boundary fence.

if it is worth us pulling the plans and going for a mansard roof to lower the ridge line then we will do so but otherwise i think it best to get the appeal process moving so i would appreciate no further delays and get the refusal on the 21st so we can start the ball rolling with the appeal.

on a side note we are not doing this to make money this is our expanding family home i love rustington and its heritage would not do anything to spoil it hence why we are not changing its appearance just trying to prolong its life for the next century.

many thanks
chauncey

On 19 May 2018, at 10:18, Peter Robinson [REDACTED] wrote:

Hi. Chauncey

I can't believe it. How they can say it now looks like a three storey is ridiculous. Most house in that area are two storey with a pitched roof and the odd bungalow.

I think the answer is to let them re-fuse it and then Appeal. it doesn't cost anything but we will need to get decent Pictures and reasons. I think you did say you new a Planning guy. Let me know
Pete

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

From: Mark Jones

To: 'Peter Robinson'

Sent: Friday, May 18, 2018 12:37 PM

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

Dear Pete

As you may be aware the consultation period on the revised scheme ended last week, 10 May 2018. You may also be aware that we received a further objection from the Parish Council on this application

I have now had a chance to discuss the application with the team leader for this area and the view is that there is still issues of concern with the application, as follows, as mentioned previously the key policies are DEV19 and GEN7 of the Arun Local Plan. Therefore, it is still 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.

- The proposed scheme still effectively fills the whole width of the plot at two storey height. Indeed given the roof design and height is more akin to a three storey property. It is therefore still felt that the proposed development appears cramped and unduly dominant. As we have mentioned previously, 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 from a two storey to a single storey for example.
- 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 rear windows in the rear elevation at first floor level are still considered to have a potential impact on the adjoining property to the south. This impact is less to the northern boundary due to the position of the neighbouring dwelling and separation distance.

Therefore, at present the application will, unfortunately be recommended for refusal. It is felt that the proposal may need more significant changes and therefore amendments would not address the current concern and a decision should be made on the proposal, this would at least allow you a right of appeal on the decision also. Alternatively if you wish the application to be withdrawn please let me know. I think the way forward for your client to try and achieve some of his desired aims given the constraints of the site would be to pursue a pre applications submission on a revised scheme. At present the draft report is with the team manager and as far as I can see this has not been signed off yet, but he is on leave today so I cannot be certain if this was done before he finished yesterday. I look forward to hearing from you, I am out of office until Wednesday but will look at e mails occasionally over the weekend

Kind regards

Mark

<http://www.arun.gov.uk>

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