

Karen Parsons

From: Juan Baeza
Sent: 06 December 2018 17:03
To: Karen Parsons
Cc: Zac Denton
Subject: FW: 1 Pigeonhose Lane - application R/197/18/HH

Karen

Can you eot please.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Peter Southgate [REDACTED]
Sent: 06 December 2018 17:01
To: Juan Baeza
Subject: RE: 1 Pigeonhose Lane - application R/197/18/HH

Dear Juan,

We agree to an extension of time until 14th.December.

Kind regards,

Peter.

From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: Thursday, December 6, 2018 4:36 PM
To: [REDACTED]
Cc: Zac Denton
Subject: FW: 1 Pigeonhose Lane - application R/197/18/HH

Dear Mr Southgate

Can you please agree to an extension of time to the 14th December to allow us to digest your additional information. I will get back to you before then if its still the case that we are of a mind to refuse the application.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Southgate [REDACTED]
Sent: 06 December 2018 16:24
To: Juan Baeza
Cc: Robin Beal
Subject: 1 Pigeonhose Lane - application R/197/18/HH

Dear Juan,

Re. 1 Pigeonhouse Lane, Rustington – ref. R/197/18/HH

Further to our telephone conversation, I attach for your attention further material in support of this application.

May I thank you for extending your time to this application in order to assess this additional information and the key issues under consideration.

I believe you are aware that your case officer has not visited the subject site during the course of the application. I believe it is essential in this case to consider the context of the application, and therefore the attached additional material seeks to amplify this aspect of the proposals for your assistance.
Should you wish to make a site visit, I would be happy to accompany you to provide any assistance you may require.

1. Willowhayne Estate.

Firstly it should be noted that the property lies within the compass of the Willowhayne Estate. You will be aware that, notwithstanding National Planning Legislation, the Estate operate their own application procedure.
The subject application has been put before them and has gained their approval.
I would note that certain design parameters have been imposed upon the proposals by the Estate, (such as no first floor rear windows other than Velux type).
Their criteria therefore have partly dictated the overall form and fenestration details of the proposed extensions.

2. Proposed Design.

The proposal falls basically into 3 sections, being rear and side ground floor extension, front gable extension, rear first floor extension.

Therefore our comments are as follows,

a. Ground Floor Extensions.

We understand you have no comment or objection to this part.

b. Front Gable Extension.

In SK1 we have extended the front elevation drawing northwards to incorporate number 9 Cross Road, the impact upon which, we understand is your main concern.

Please note that whilst this adjacent property has not been measured, we have pasted in the elevation drawings from Planning Application number R/236/11 which we assume to be accurate.

This consent relates to number 9 Cross Road and permission was granted in 2012.

The description of this application in general content bears much similarity to the subject application for number 1 Pigeonhouse Lane.

You will note that we have marked on the elevation drawing the 45 degree angle from the highest relevant point of the proposed extensions.

This is the standard assessment for sunlight and daylight impact under National Planning Legislation.

You will note that this line has no impact upon the glazed doors or windows to the east or west elevations. Similarly, the side south-facing windows to number 9 Cross Road are not impacted by the proposed extensions.

The north-facing existing gabled roof profile to number 1 Pigeonhouse already faces these windows, therefore there is no further impact of the proposed extensions.

We have also attached a simple photo-montage (SK 2) of the street frontage indicating the proposed front gable profile.

You will note that the proposal is very similar to that of 9 Cross Road, being only a vertical extension of the existing gable.

Photographs of similar front gables were submitted as part of the application, which demonstrate a number of precedents on Pigeonhouse Lane.

We would note that all these precedents are in a similar relationship to the adjacent boundaries and adjacent properties.

We therefore consider this to be entirely typical of the locality, its vernacular and fits in well with the general streetscene.

c. Rear First Floor Extension.

We have marked up on the Proposed Block Plan general rear building line at first floor level.

It can be seen that the proposed extension to 1 Pigeonhouse Lane projects no further rearwards (eastwards) than that of the adjacent first floor extension to number 9 Cross Road.

The extension is shown significantly inset from the north and south boundaries.

Similarly, as can be seen from the photograph of the existing rear elevations (attached), the design of the first floor dormer to 9 Cross Road has no fenestration to the south side.

Therefore there cannot be any visual impact created by the proposals.

The 45 degree angle further demonstrates that there is no impact upon the adjacent rear elevation windows.

Furthermore, it should be noted that 9 Cross Road has glazed doors and glazed Juliette balconies to the dormer extension.

This design has far more visual impact and overlooking potential than the proposed extension to number 1 Pigeonhouse Lane, which is un-fenestrated at first floor level.

It is self-evident that with no windows on the vertical walls there can be no compromise of amenity to the adjacent properties.

The proposal for a pitched roof in matching materials to the main roof further exemplifies the sympathetic, contextual design of the proposal.

It is clear therefore that the proposed extension has no detrimental impact by way of overlooking, or overshadowing of the adjacent property.

We have also attached an extract of a "Google" view of the property taken from the south-east aspect. It can be seen that the impact of the existing first floor extension to 9 Cross Road has significant bulk compared to the host building.

Furthermore the proportion in relation to the ground floor footprint is significantly smaller in our proposal. The proposed first floor extension to 1 Pigeonhouse Lane whilst similar in general massing terms, is much more sympathetically detailed.

By use of matching traditional materials this fits more comfortably within the local vernacular and the host building.

The "Google" view also demonstrates that there are a diverse range of new, altered and extended properties in the local area.

The proposed design displays similar characteristics to many of these existing properties.

Permitted Development.

We consider that, notwithstanding the inclusion of the first floor front gable proposals in this application, the rear ground floor and first floor extensions proposed would fall within the parameters of Permitted Development.

It is no higher than the existing ridge, projects no further than the existing rear ground floor, and complies with the "45 degree" rule.

My client could therefore, we consider be at liberty to proceed with these rear extensions alone without seeking consent.

Summary.

We have attached for your information, highlighted for clarity, an extract from the officers Planning Application Report for the 2012 consent for number 9 Cross Road.

In the "Conclusions" section you will note that there is a high degree of similarity in the issues under consideration in our current application.

Such issues a proximity to boundary, enclosure, overshadowing, views and privacy were all considered and found acceptable.

We consider that, reciprocally all such considerations have been satisfactorily addressed within our application, and are therefore entirely within acceptable Planning criteria.

We do not consider it equitable that the proposals for 1 Pigeonhouse Lane should be questioned, as there is clear precedent at number 9 Cross Road and also within the wider Estate.

Should you not look favourably upon the proposed design, we would consider this to be inconsistent in view of your previous decision on the adjacent property.

We consider that the proposed design is balanced and well designed within the parameters of such assessment and should be approved.

This reflects an opportunity to create a genuine extended family residence for my client and their growing family, together with an enhancement of the Estate as a whole.

I trust the attached information is clear, however do not hesitate to contact me should you require any further amplification.

As we have discussed, we are happy to agree to an extension of time in order for you to give these proposals due consideration, and await your advice in this regard.

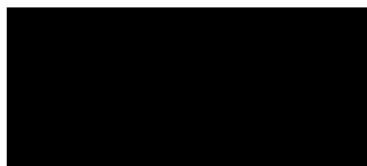
Kind regards,

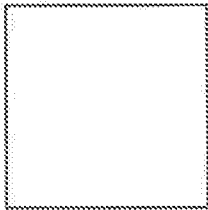
Yours Sincerely,

Peter.

Peter Southgate.
R.I.B.A

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