

**From:** Daniel Sellar [REDACTED]  
**Sent:** 17 November 2014 13:02  
**To:** Anita Gardner  
**Subject:** R/243/14/PL - Proposed Development at 69 Broadmark Lane, Rustington

Dear Mrs Gardner,

I am writing to you with regard to the above planning application. We have been in dialogue with the developer, Mr Peter Leech for a number of weeks. Below is a record of those emails. As a result of this dialogue he has agreed to undertake a number of revisions to his scheme. In terms of planning matters, the main concerns to us are the following:

- \* The overlooking from the roof terrace
- \* Noise from the apartment entrances on the north elevation
- \* Protection of our southern boundary wall, hedgerow and fencing during demolition, construction and the completed development
- \* Noise dust and vibration during demolition and construction

As you can see from the correspondence below the developer has listened to our concerns and has agreed a number of measures to resolve these issues, such as:

- \* Making the roof terrace walls at least 1.95m high and opaque so as to prevent overlooking.
- \* Agreeing to use hard landscaping and soft closing hinges on the north elevation to prevent noise from the comings and goings of residents.
- \* Including our boundary wall and associated hedgerow and fencing in a condition survey
- \* Providing a contractors method statement

Additionally he has agreed to resubmit the inaccurate plans to correctly show our southern extension, which runs up tight to our southern boundary wall. He has also agreed to a full photographic condition survey of our property.

We are additionally concerned about noise dust and vibration throughout demolition and construction.

To date he has been very helpful and co-operative, but for our comfort we ask that the council condition what you can under planning policy, to make sure there is a legal commitment from the developer to action these points of concern.

If the developer carries out the above actions, and you are able to secure these points by means of planning condition, we will have no objection to the scheme.

Yours sincerely

Daniel Sellar

On behalf of Mrs P. Sellar, owner and resident of 67 Broadmark Lane, Rustington

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**From:** Peter Leach [REDACTED]

**Sent:** 03 November 2014 11:06

**To:** Daniel Sellar

**Subject:** RE: Proposed Development at 69 Broadmark Lane, Rustington

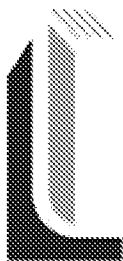
Daniel,

Thank you for your response.

I have added some notes below and will get the items we have identified done as soon as possible.

Kind Regards

Peter



**Peter Leach**  
Director  
Leach Investments

[REDACTED]  
A Martlet House Unit E1, Yeoman Gate, Yeoman Way, Worthing, West Sussex, BN13 3QZ

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**From:** Daniel Sellar [REDACTED]

**Sent:** 30 October 2014 21:08

**To:** Peter Leach

**Subject:** RE: Proposed Development at 69 Broadmark Lane, Rustington

Dear Peter,

Thank you for your email responses and voicemail.

1. Regarding the roof terrace. We appreciate the measures you are taking to reduce the impact of overlooking. Having a 1.95m high opaque permanent edge detail surrounding the terrace will certainly help alleviate the issue. Great and I will ensure there are no overlooking issues to the property.
2. Regarding noise, dust and vibration. We look forward to receiving a copy of your contractor's method statement to comment on. Please note that the southern boundary sandstone wall is within our redline/ownership. We would like reassurances that this, and our mature hedgerow and fence panels that run the length of this boundary, will be suitably protected from damage or harm during demolition and construction phases. I have requested the method statements. The demolition one will take 1 week but I will get this to you asap. I am happy to provide reassurances that your hedge and wall will be protected and I would expect these items to form part of the photographic survey.
3. Soft closing hinges would go some way to solve the issue of the side entrance doors causing disturbance to our ground floor master bedroom. We look forward to a demonstration once you're near completion. Noted and will do.
4. Regarding the full photographic condition survey before and after construction, I look forward to hearing from your surveyor to book a convenient time to conduct the work. Thank you for agreeing to this. I am planning on undertaking the survey immediately after the planning decision has been made. Assuming the council work to the published timeframes can I suggest w/c 15<sup>th</sup> December. I am happy to book this in now if you would like to do that. Please let me know if you would like to be present so we can work around your diary.
5. Re the plan inaccuracies, I look forward to reviewing your resubmitted plans. I will send these across in the next few days.
6. A high level programme would be fine at this stage, I understand this may change over time. I will provide this once it is ready. It is work in progress at the moment.

Regarding the letter of support, perhaps we could forward this correspondence to the planning officer to demonstrate that you have been highly cooperative, and to let the officer know the issues we are most concerned about, as our support is conditional on these issues being resolved to our satisfaction. Yes happy to approach it in that way and then you have a written record of what has been agreed, which is visible to the council.

Best regards,

Daniel Sellar

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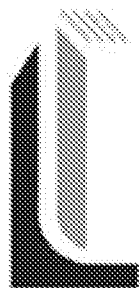
**From:** Peter Leach [REDACTED]  
**Sent:** 28 October 2014 13:25  
**To:** Daniel Sellar

**Subject:** RE: Proposed Development at 69 Broadmark Lane, Rustington

Daniel,

I have now had a chance to initially review the questions you have raised.

I will address them in the order you have raised them and added my comments below.



**Peter Leach**  
Director  
Leach Investments

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**From:** Daniel Sellar [REDACTED]

**Sent:** 24 October 2014 12:49

**To:** Peter Leach

**Subject:** Proposed Development at 69 Broadmark Lane, Rustington

Dear Mr Leach,

It was good to talk through your scheme the other week.

You mentioned to me on the phone that other residents in the area had expressed similar concerns to us about the proposed roof terrace overlooking what have been secluded back gardens for circa 80 years. Yes I have discussed the roof garden with a number of other residents and taken on board a number of comments relating to screening of the area and the potential to overlook neighbouring properties. As a result of the comments and discussions I have increased the depth of the entire area to 1.95 metres, which forms part of the permanent structure and not just a temporary extension to the roof. I have attached the revised plans and I hope this will meet with your approval as it will mitigate any overlooking of the properties.

As discussed, please email your detailed plans for the roof terrace, showing the measures you intend to employ to protect our privacy. As you know my mother is understandably very concerned about this.

Alongside this, there are a number of other points that we would require your reassurance/further information on. These are:

1. **Noise, dust and vibration during both demolition and construction phases** – please provide a method statement from your contractor about how they will control these issues. I have discussed this with the demolition company and they are happy to provide a method and safety statement. This will be at a cost to me so I would like to agree everything else before it is produced.
2. **Noise from the residents entrance you are proposing on the ground floor of the North Elevation** - my mother's bedroom is only a few feet away on the ground floor. The side walkway and entrance will be used in much the same way as it is currently i.e. for access to the rear property(s). We also plan to remove the rear double garage so there will be no vehicle access. I am planning on "hard" landscaping the path, which is

an improvement on the existing pebble stones and I hope that will limit any noise. We can also ensure the entrance door noise is limited with the use of soft closing door hinges.

3. **Ground movement affecting our property** – I would like you to cover the cost of a full photographic condition survey of our property before any works commence, and after completion, as a gesture of goodwill. I will discuss this with my surveyor but my understanding is that this is only required when the building is within 3 metres of the existing property. However please leave this with me and I will investigate what is involved and the cost implications.
4. **Plan inaccuracies** – A number of your plans appear to be incorrect. I attach my mother's mark up from the design and access statement you left with her to review. Some plans appear to show my mother's ground floor bedroom further away from the boundary than is actually the case, and in some instances it's missed off entirely, giving the impression that your development is further away from our property than is actually the case – I would expect you to resubmit those plans as an addendum to the Council to enable to make a fair assessment of impact. Please also send me a copy of these revised plans so I may review them with her. The plan inaccuracies are a genuine mistake and we have drawn the diagrams from the previously submitted documents to the council and the ordinance survey data we acquired. We can correct these and re-submit them to the council.
5. **A programme of works** – It would be really useful to have an outline, high level programme of your works, as and when you've developed this. I am happy to provide this but not until planning is received. I would however be happy to share some high-level details of what I proposing.

Lastly I would ask that if we can agree on these matters and I can provide you with the reassurances your are seeking you will consider submitting a letter of support to the council in favour of the development.

I would like to avoid having to speak to the Planning Officer directly about these concerns, in the hope that we can close them out directly with you, but we need you to address the all of the above, before the consultation period expires.

I look forward to hearing from you.

Yours sincerely,

Daniel Sellar

For more information please visit <http://www.symanteccloud.com>

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