

Bronte Welham

From: Nicola Spencer on behalf of Planning
Sent: 02 February 2018 11:35
To: Planning Scanning
Subject: FW: Ref 9 park drive Rustington

R/243/17/Hh Please upload and redact as withdrawn email

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

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Save the environment - think before you print.

From: Amanda Scholes **On Behalf Of** Planning.Responses
Sent: 31 January 2018 08:47
To: Planning
Subject: FW: Ref 9 park drive Rustington

From: Mark Jones
Sent: 30 January 2018 18:38
To: Planning.Responses; Juan Baeza
Subject: FW: Ref 9 park drive Rustington

Hi

Can the email be put on file as confirmation that application is to be withdrawn as of todays date 30/01/2018.

Thanks

Mark

Sent: 30 January 2018 07:23
To: Mark Jones
Subject: Re: Ref 9 park drive Rustington

Hi mark

Thanks for your email detailing the issues that seem to have arisen.

I spent the evening going over alternatives with the client last night and I think we have come up with some compromises that I would like to discuss with you and may help the application become acceptable to all.

Whilst you and I get to get together I would be grateful if you would withdraw the application.

Can you let me know when you will be available to meet and discuss a way forward

Thanks for your help in this matter

Regards

Phil

Phil brown
[REDACTED]

Sent from my iPhone

On 23 Jan 2018, at 12:15, Bcs [REDACTED] wrote:

Hi mark

That's fine

Thanks

Regards

Phil

Phil brown
[REDACTED]

Sent from my iPhone

On 23 Jan 2018, at 10:39, Mark Jones [REDACTED] wrote:

Hi Phil

Thanks for e mail. Can you confirm an extension of time until 31 January 2018.

Thanks

Mark

From: Bcs [REDACTED]
Sent: 23 January 2018 07:39
To: Mark Jones
Subject: Re: Ref 9 park drive Rustington

Hi mark

Thanks for your very detailed list it is most helpful. I will speak with my client and advise that we withdraw the application and discuss with you a way forward.

Until then please accept this email as a extension as discussed

I will confirm shortly I am unfortunately away until Monday hope that's not an issue

Regards

Phil

Phil brown



Sent from my iPhone

On 22 Jan 2018, at 12:38, Mark Jones  wrote:

Dear Phil

Apologies for the delay in coming back I viewed the site on Tuesday but overlooked when we spoke that I was at an appeal for the remainder of the week.

I have looked at the scheme and would outline the following concerns.

1. The proposed extensions involving the loss of the conservatory and a two storey side extension together with a change to roof including an increase in height of the property significantly changes the appearance of the property,. However, whilst change alone is not harmful I think in this case the proposed changes are not subordinate to the main property. Policy Dev19 (ii) and (ii) requires (ii) 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;
Unfortunately I think the proposal does not meet these requirements. I think the overall increase in height and bulk of the building which is further enhanced with the proposed dormer windows would appear unduly dominant against No.11 and also to the flats south the south. Furthermore, whilst there are slightly higher properties to the north of No.11 it is considered that proposed development will be unduly dominant and harmful to the character of the wider area.
2. The rear roof terrace would lead to a loss of privacy to adjoining occupiers at No.11 due to increased overlooking of the garden and rear windows of this property. I note that a screen is proposed albeit this is not shown on the proposed north elevation. In addition, given the depth of the rear roof terrace I also feel there is an adverse impact upon the properties to the rear, No.5 and No.6 Herne Lane . Whilst privacy screens up to 1.8m could be introduced to address this matter. I have concerns that in the proposed position and given the height this would increase the bulk of the building and also lead to the this part of the extension being unduly dominant on the neighbouring properties. I also have some reservations on the potential impact from the large rear rooflights. As such is contrary to policies Dev19 and Gen7

My view is that it would be difficult to amend the current proposal to address the concerns. As such the current application can be written up for refusal and review by managers who would confirm if they agree with a refusal or the application could be withdrawn and a pre application submission pursued on a revised scheme.

If your client wishes the report to be prepared for review would they be willing to agree the extension of time as discussed recently.

Thanks

Regards

Mark

From: Charlotte Burrows **On Behalf Of** Planning.Responses
Sent: 22 January 2018 10:16
To: Mark Jones
Subject: FW: Ref 9 park drive Ruslington

From: Phil Brown
Sent: 20 January 2018 21:52
To: Planning.Responses
Subject: Ref 9 park drive Ruslington

[lease pass this to the officer deal with the above

Hi mark

With regard for the above when we last spoke you were going to visit site. I wondered if you had an update for me so I can speak to my client.

Regards

Phil

Phil brown


Sent from my iPhone

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

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DX 57406 Littlehampton

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