[redacted]

From: Daun Johnson
Sent: 16 November 2018 12:48
To: Planning Scanning
Subject: FW: FW: Planning Application for The Rodings, Station Road, Rustington. BN16 3BD, Mr Ronald Howell.
Attachments: ~WRD000.jpg

[redacted]

From: Ronald Howell [redacted]
Sent: 16 November 2018 10:46
To: Daun Johnson
Subject: Re: FW: Planning Application for The Rodings, Station Road, Rustington. BN16 3BD, Mr Ronald Howell.

Dear Mrs.Johnson
Thank you for your email. I had problems sending my reply to your email address as my photos were very large.
I have however printed the files and will deliver them today by hand along with the revised Plan.
I note that although the property is listed as N0. 2. Station road there is no access to Station road and the renovated building faces onto Sea Avenue and is signed as The Gate house.
It would seem that I have no choice but to accept the revised title, but can the someone please check the spelling on the revised title in the planning application.
Many thanks.
Regards.
Ron Howell.

On Fri, 16 Nov 2018 at 09:28, Daun Johnson [redacted] wrote:

> Mr Howell,
>
> Thank you for your email.
>
> Unfortunately, it is a statutory requirement that if the proposal may affect the setting of a listed building, it must be included in the description.
>
> Because 2 Station Road is a Listed building, is directly north of your property and you are seeking permission for 2 No. dormer windows in your north elevation, this part of the development may affect 2 Station Road. By no means are we saying it will negatively affect 2 Station Road, in fact, it may positively affect 2 Station Road.
>
> When the application becomes valid, the case officer will look at the development and make their judgement accordingly.

ARUN DISTRICT COUNCIL R/259/18/HH

I have viewed the two photos you sent by email and have uploaded them to the file, which the case officer will be able to access to help in the decision making process.

I am still awaiting a revised location plan which needs to have the application site edged in red.

If you have any questions, please me know.

Thank you,

Mrs Johnson

From: Ronald Howell [redacted]
Sent: 16 November 2018 00:09
To: Daun Johnson
Subject: Re: Planning Application for The Rodings, Station Road, Rustington. BN16 3BD, Mr Ronald Howell.

Dear Mrs. Johnson

Thank you for your reply. I must say that I am not very happy with the revised title. I feel that this revision and its reference to the listed building will label the proposed work. that it may receive unnecessary attention and scrutiny. I also feel that there will be some negativity to my proposal and scrutineers will assume that this change will detract from the listed building. I'm hoping that the change will be sympathetic to the street scene and modern construction methods. The changes will increase the light entering into the roof area and there will be less need for artificial lighting.

I assume that the listed property that you refer to is No. 2. Sea Avenue (The Gate House).

The revised title to me implies that my change of dormer might affect the outlook of this listed building. I have taken some photos from station road.

(1) from the corner of Park Drive, Junction of Station Road, Park Drive and Sea Avenue. The photos are taken from the bus shelter (facing in a westerly direction) in Park drive diagonally opposite No 2. From this aspect my property cannot be seen. Due to Whitewebbs, Trees and vegetation.

(2) One set is taken from The driveway of The Greenways (Facing South) on Station which is opposite where I live. From this aspect you can see my house but not No. 2.

(3) The other set is taken from Park Drive at the "T" junction (Facing South East) it forms with Station Road, (The private road part of Park Drive). From that point you can fully see my property and you cannot see No. 2. Due to Vegetation and trees.

One photo is taken from my drive facing East towards No. 2. From this point you can see the walls of No. 2. There are no windows on the walls and there is a very tight passageway between the wall and fence of No. 2. so It is not possible to view my property from the rear side of that property (West side of No. 2.).

From the garden of No. 2. you cannot see my property because of fences, trees, vegetation and Whitewebbs (the house which stands between No. 2. and the Rodings. As the properties are staggered back, vegetation and Trees make it is difficult to see the property.

The reason why I am taking down the existing Dormer is that there is wet rot and woodworm in the dormer and it was struck by lightning earlier on. The lightning strike dislodged several tiles and formed a hole in the dormer, now the roof space is exposed to the elements.

I need to replace this dormer as a matter of urgency. The loft is my only storage space and I do not want damp getting to the things stored up there.

therefore I would settle for:-

> ' 2 No. dormer windows to North elevation, 2 No. rooflights to South elevation, 1 No. rooflight to East elevation & 1 No. rooflight to West elevation.'

as an acceptable description.

Station Road has an assortment of Architectural styles Houses, Bungalows and flats, There is even a block of flats opposite No. 2. The bungalow between No. 2. and The Rodings (Whitewebbs) has an eyebrow window. The property on the West side of my house is not a bungalow at all. It is a 2 storey house It has an East facing Dormer which looks directly onto my property.

It should also be noted that No. 2. (The Gate House) is in Sea Avenue. The property faces onto Sea Avenue. There is no access onto Station Road. In the summer there is a green hedge which is greater than 2.5m which obscures the view of the property from Station road. Due to a recent modernisation of the property the fence was cut back to just over 2m.

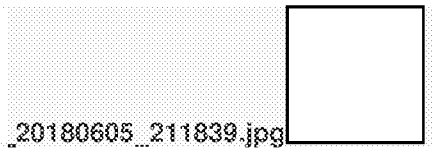
I will put this emails in letter form and send in but The photos may take a while longer to reproduce.

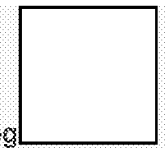
I hope that we can progress with the revised title.

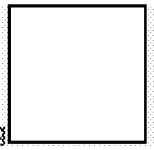
Many Thanks

Regards

Ron Howell



_20180605_212040.jpg 

_20181114_154403.jpg 

It seem that there are too many photo to put in one email so I shall send the rest in separate emails. There are 11 photos in all.

On 13 Nov 2018, at 13:53, Daun Johnson [redacted] wrote:

Mr Howell,

A letter was sent via post on 12th November 2018 asking for you to red edge the location plan and to confirm the amended description, which is:

' 2 No. dormer windows to north elevation, 2 No. rooflights to sough elevation, 1 No. rooflight to east elevation & 1 No. rooflight to west elevation. This application may affect the setting of a listed building' is acceptable as a description.

Is acceptable to you.

If you have any questions, please let me know.

Thank you,

Mrs Johnson

From: Daun Johnson
Sent: 13 November 2018 13:43
To: Daun Johnson
Subject: FW: Planning Application for The Rodings, Station Road, Rustington. BN16 3BD, Mr Ronald Howell.

From: Ronald Howel[redacted]
Sent: 13 November 2018 12:38
To: Planning
Subject: Planning Application for The Rodings, Station Road, Rustington. BN16 3BD, Mr Ronald Howell.

Dear Sirs/Madam.

Re: Further Documents.

At the end of October 2018, I made an application in person at your offices in Maltravers Road. My application was made on A4 sheets. I also had copies of the application drawings in PDF format with me, but I was not able to submit them at the time as there was no facility to download the PDF files.

I agreed then that I would submit them by email once I had an application number.

It has been 2 weeks now and I understand that there is a backlog.

Therefore I am submitting the drawings without a proper planning reference in the hope that when an application number has been assigned the files can be added to the other documents.

Basically the attached PDFs are A1 of the submitted A4 sheets. They are exactly the same without amendments. I am sending the PDFs as they can be printed at a larger size. The original drawing was A1 and the scales shown on the drawing relate to an A1 drawing.

If you have any problems with the files or you would like them in another format for easier printing please let me know and I will oblige.

Many thanks

Regards

Ron Howell.

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