

Lynnyrd Wolfe

From: Anita Gardner
Sent: 30 April 2019 15:50
To: Lynnyrd Wolfe
Subject: FW: R/72/19/PL - 2 New Dwellings - 6 Manor Road, Rustington
Attachments: 6manorproposedplans rev1.pdf; desacc6manor rev1.pdf; 6 manor street scenes for height.pdf; 6manorproposedsite rev1.pdf; 6manorproposedelevs rev1.pdf

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Matthew Naish [mailto:mattnaish@deadspacedesigns.com]
Sent: 29 April 2019 10:22
To: Anita Gardner
Subject: Re: R/72/19/PL - 2 New Dwellings - 6 Manor Road, Rustington

Dear Anita,
Please find amended details attached.

Kind regards
Matt



Matt Naish . 07786 196312

www.deadspacedesigns.com

On Wed, Apr 17, 2019 at 1:05 PM Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Naish,

I have started to receive representations on the above application. And it is evident that there are discrepancies in the plans submitted. Please can you let me have the following:

- The Ridge Height – the design statement states the ridge height will be 6.2m but the elevation drawing show a height of 6.62m and the elevations appear to scale the larger height, a difference of 0.42m.
- The roof plan on the site drawing does not show the front and back dormers but shows barn hips at opposite ends of each chalet bungalow, however the elevation drawing shows full height gable ends and no barn hips.
- The proposed site plan shows a dimension of 1.92m between 2 Grafton Close and the nearest chalet bungalow and a figure of 0.9m between the boundary and the new dwelling, which leaves a figure of 1.02m from no 2 to the boundary. The actual dimension from no 2 to the centre line of the boundary is 0.87m approx., meaning the distance between no 2 and the nearest chalet bungalow could at a later date become closer as the two boundary figures of (0.90m and 0.87m) give a reduced figure of 1.77m. Is the figure of 1.92m the correct measurement to be taken between the buildings and the measurement from the new chalet bungalow to the boundary increased accordingly.
- The first floor plan shows a side window in Bedroom 2 which is not included in the elevations.
- The application forms state that there are no trees on the site but there are numerous trees of different size and species, mainly where the building plots are proposed, along with a very high hedge screening to the full width of the back boundary of the site. The forms are therefore incorrect and the trees should be indicated on the 1:200 block plan to show which are being removed and clarification given as to whether the rear hedging is being retained.
- a street scene perspective to indicate the height of the dwellings in relation to those on the site frontages would also be helpful to demonstrate the height of the proposed dwellings in relation to those in Manor Road and Grafton Close.

Without prejudice, I would appreciate receipt of this additional information within 2 weeks of the date of this e-mail .

Regards

Anita Gardner

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