

Lynnyrd Wolfe

From: Anita Gardner
Sent: 22 May 2019 15:55
To: Planning.Responses
Subject: FW: R/72/19/PL - 2 New Dwellings - 6 Manor Road, Rustington
Attachments: 6manorproposedelevs REV3.pdf

Please treat as a substitute plan

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From: Matthew Naish [REDACTED]
Sent: 22 May 2019 13:04
To: Anita Gardner
Subject: Re: R/72/19/PL - 2 New Dwellings - 6 Manor Road, Rustington

Hi Anita,

My apologies I must have neglected to flip the handing and not noticed so well spotted! Please see attached amended version.

We had no access to physically measure 1 Grafton Close so we estimated as closely as possible based on number of bricks plus the ridge tile to get to 5.15m. Is your suggested ridge height of 4.95m a site measured one? If you have been able to measure and are confirming 4.95m I can change this on my drawings and re-send.

In regard to windows at the rear, we can look at options for obscure glazing/removal/re-positioning etc if you feel there is an overlooking issue. There would be no possibility of viewing into the property at No 1 and in terms of the garden space this is already overlooked quite closely from the properties to it's rear. Please let me know if you feel differently and need me to have a look at this.

My client is very keen to work with you on this application and understands that you may flag up issues that need to be reviewed, so please do not hesitate to maintain dialogue with us and we will do all we can to assist in resolving any concerns.

Kind regards
Matt



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On Tue, May 21, 2019 at 4:29 PM Anita Gardner [REDACTED] wrote:

Dear Mr Naish,

There are still inaccuracies in the plans. There still appears to be a discrepancy between the plans and elevations. The front elevation shows the plots mirrored like the site plan, however the back elevation is not mirrored. The plot furthest from 1 Grafton Close is correct but the one nearest is a repeat of the other plot. Is this correct or should the back elevation be mirrored to match the floor plans? This has overlooking implications if there is a main bedroom on the rear and not two bathroom windows.

The ridge height has been reduced to 5.9m, however the ridges are still around 0.95m higher than the adjacent bungalows of Grafton Close. 1 Grafton Close has a ridge height is 4.95m, but the new street scene shows the height at 5.15m when scaling the drawings, which is incorrect.

Please can you clarify as soon as possible.

Regards

Anita Gardner

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From: Matthew Naish [REDACTED]
Sent: 21 May 2019 11:36
To: Anita Gardner
Subject: R/72/19/PL - 2 New Dwellings - 6 Manor Road, Rustington

Dear Anita,

With regard to the above application do you have any feedback for us at this stage please? If there are any valid objections and/or concerns that you need addressing with the design/plot layout etc my client would

welcome the opportunity to make amendments where possible to address these. I look forward to hearing back from you.

Kind regards

Matt Naish

