

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Ben Daines [REDACTED]
Sent: Friday, May 22, 2020 5:28 PM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

[REDACTED]

Subject: RE: Y/105/19/PL and Y/106/19/L

Dear Maria,

Following our telephone conversation in April and previous email correspondence regarding the planning and listed building application for Stakers Farm Barns, we are intending to make the following amendments to the application to secure a positive determination:

Site Layout

Amendments to the site layout so that the courtyard area to the east of barns 1 and 2 is used for car parking rather than used as garden space.

Deletion of the proposed car barns at the north of the site and the vehicular access to these barns, and provision of amenity space for barns 1 and 2 to the rear (west).

Barn 1

We will remove as many rooflights as possible from this barn. However, we cannot remove all the rooflights as we will need to provide light to the bedroom to make it a habitable space. A roof light will also be required to provide purge ventilation (Part F of Building Regs) otherwise a mechanical system would be needed. Under the Building Regulations we will also need to meet the Daylight and room brightness guidance set within British Standard BS 8206-2:2008 Lighting for Buildings. We will therefore seek to provide the very minimum amount of rooflights necessary to meet Building Regulations and seek to locate them on the least prominent part of the roof.

Such an approach would be in accordance with Historic England guidance 'Adapting Traditional Farm Buildings' which states the following:

'Where rooflights are to be added it is often better to locate them on the least prominent roof-slope when viewed from a public vantage point. It is always preferable to use the flush 'conservation type' roof lights as these have less impact on the roof surface, particularly if non-reflective glass is used.'

South elevation – we will amend the proposed alterations to the single storey element and reduce the amount of glazing, ensuring that this elevation is changed as little as possible from the existing situation.

Barn 2

East elevation – we will ensure that the single storey element of the barn retains the features of the existing building as far as possible and will not reduce in size the larger existing opening.

East elevation – having regard to the two storey part of the barn, as discussed, we will have a look at how we can improve that part of the barn that was rebuilt at a later date and we will replace the existing unsympathetic door.

South elevation – we will remove all of the lower rooflights but will keep the higher ones. We will also reconsider the French doors.

North elevation – we will reduce the number of rooflights as agreed

North-west elevation – we will seek to retain the small existing window by the door and retain the existing door in the single storey element rather than installing a new door.

Barn 3

As I recall, no amendments to the drawings were required for this barn.

Please confirm that the above amendments are as agreed and will be supported by officers. We will amend the plans and ensure they are submitted to you no later than the week commencing 1 June.

The applicant has confirmed his agreement to an extension of time. On the assumption that this application will go before the Development Control Committee on 24 June, can we agree an EoT until 26 June?

Please let me know if you have any queries.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

The team at ECE Planning are working from home but very much open for business on the phone, by email and conference calls - Please see contact details below. Please click [here](#) to find out how ECE Planning are responding to COVID-19.



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.
[REDACTED]

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From: Ben Daines
Sent: 19 May 2020 09:02
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: Y/105/19/PL and Y/106/19/L

Hi Maria,

Just confirming the EoT with the client and I will come back to you either later today or tomorrow.

Kind Regards,

Ben Daines MRTPI
Associate Planner

ECE Planning

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 15 May 2020 14:25
To: Ben Daines [REDACTED]
[REDACTED]
Subject: Y/105/19/PL and Y/106/19/L

Hi Ben,

I have been instructed by Dan to ask you for your confirmation of an EoT for above application.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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