

**From:** Simon Davis  
**Sent:** 05 August 2020 13:21  
**To:** Rob Riding [REDACTED]  
**Subject:** RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I spoke to my manager and he agrees with me that we cannot impose such a condition. It is different to an obscure glazing condition as that refers to windows already proposed in the scheme. However, whilst he agrees that the additional windows would be beneficial, he considers that it is not absolutely necessary to have these additional windows therefore he is happy to sign off my report without these included.

Thank you for the link to the plans which I will get our IT dept to download. You say that more plans are to follow so I will wait for these first before putting a request in to our admin team to change the website.

Please note that I am away Friday/Monday so I will need the additional items in good time today/tomorrow if I am to have time to get them downloaded and draft a request to admin before close of play. The request to amend the system would then be actioned early next week.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

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**From:** Rob Riding [REDACTED]  
**Sent:** 03 August 2020 17:59  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Y/39/20/RES - Land at Street Buildings

Hi Simon,

I've been discussing this further with the Applicant and the introduction of the windows at first floor level facing onto the footpath link is proving difficult to accommodate without impacting on the structural integrity of the dwellings or impacting on where you would put a bed in the bedrooms.

The Applicant has had a long debate internally and my understanding is that it isn't as straightforward as adding a window in each property as there are implications in relation to the buildings structural stability and there are structural requirements with wind braces in specific places.

Oxford Lifestyle House Type – there is limited scope to be able to include a window in Bedroom 1 given the positioning of the bed and structural requirements along this wall. It cannot sit within the dressing area and nor could it sit above the bath in the en-suite and it would need to be obscurely glazed in any event so not able to provide any natural surveillance.

Stratford Lifestyle House Type – a window cannot sit within the en-suite as it would be next to the shower and again it would need to be obscurely glazed. Again there are structural requirements to be considered along this wall for Bedrooms 1 and 2 which limits the scope.

It will take the Applicant some time to establish if windows are deliverable (as structural calculations will be required), so in the interests of time and for the Applicant to start delivery the much needed housing in the District, could you reconsider the imposition of a condition or whether indeed the windows are really necessary?

I don't envisage that a condition would be problematic for the Council, it would be a very minor change to the external appearance of two properties out of 45 and I would suggest it is worded on the following basis:

"Prior to the commencement of development of Plots 40 and 41 details of windows to be created [at first floor level] in the elevation overlooking the footpath connection to Clays Farm shall be submitted to and approved in writing by the Local Planning Authority. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority."

This is similar to the 'obscurely glazed' condition often imposed and you will in any event need to put a condition on the RM decision to secure the windows in perpetuity to avoid future owners removing them at a later date.

In addition to the above, please find below a link to the revised application drawings and documents to reflect the amended scheme as agreed:

<https://we.tl/t-yFLJticsSz>

The attached list shows which drawings are to be superseded by the substitute plans. Please note that a number of the plans will follow tomorrow but I wanted to get this over to you ASAP.

Regards,

**Rob Riding**  
Principal Planner

**Pegasus Group**

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 29 July 2020 13:20  
**To:** Rob Riding [REDACTED]  
**Subject:** RE: Y/39/20/RES - Land at Street Buildings

Dear Rob,

I am not sure of the legalities of the approach you suggest but I think technically the elevations should be fully agreed now as we are required to fully approve matters of external appearance through the RM. Even if you were to agree to the condition, it would be a problematic approach and could cause problems in the future. I would prefer the extra windows to be at First Floor level as otherwise they may get obscured by ground level planting.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)



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**From:** Rob Riding [REDACTED]  
**Sent:** 29 July 2020 11:23  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Y/39/20/RES - Land at Street Buildings

Simon,

The Applicant is happy to proceed on this basis. Would the Council however be happy to impose a condition instead that requires details of the windows to be submitted prior to the commencement of development of Units 40 and 41?

Just for the avoidance of doubt, is it first floor rather than ground floor? Or do you have no preference other than additional windows in these elevations facing the footpath?

Otherwise, the drawing package is ready to go and in the interests of time a condition would allow you to reconsult earlier.

Regards,

**Rob Riding**

Principal Planner

**Pegasus Group**

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