

From: Simon Davis
Sent: 19 January 2018 16:29
To: 'Raymond Cole'
Subject: Land at Kings Close, Yapton - Reserved Matters Application - Y/74/17/RES

Dear Raymond,

Thanks for your call earlier this week.

I have been through the application plans this afternoon. I don't have any major concerns but would suggest the following small changes:

1. Is the FF window on the south elevation of plot 1 strictly necessary? It will face the front of Kingshaven at only 5m away. If so then this will need to be obscure glazed and fixed shut or top vent opening only. Could an amended plan be provided with this indicated.
2. The FF window in the west elevation of plot 9 should be shown to be obscure glazed and with top vent opening only as otherwise it allows views of Connemara's rear garden. Could an amended plan be provided with this indicated.
3. The north elevation of plot 11 shows a kitchen window at FF which on plan is stated to be high level but isn't particularly so on the elevation. Can you clarify as I am concerned re overlooking of the FF lounge window on the S elevation of the existing flatted building.
4. The front (south) elevation of plot 11 is shown to have a solid brick wall at GF which looks odd. Is this supposed to represent the rear wall of the undercroft parking? If so then that is fine.
5. The FF window in the s elevation of plot 12 should be obscure glazed as otherwise it allows views down to the ground floor side of plot 1. It should also be top vent opening only. Could an amended plan be provided with this indicated.
6. I have a concern re the interface between plots 14-15 and the eastern elevation of plot 16. The simplest way to resolve this would be to have the FF bathroom window in the eastern elevation off plot 16, obscure glazed and top vent opening only. Could an amended plan be provided with this indicated.

Could you also respond to the following points raised by Sussex Police as follows:

- * Should there be general pedestrian access to the back of the 'Merry Meats' shop, from the development, car parking bay 18 should be protected along its west side with 1.8m high fencing.
- * I note that there are several footpaths that lead to the rear of properties between back gardens. In circumstances that require a more open feature such as a garden overlooking a rear parking court or a rear garden pathway, 1.5metre high close board fencing topped with 300mm of trellis can achieve both security and surveillance requirements. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres. Gates that provide access to the side of the dwelling or rear access to the gardens must be

robustly constructed of timber, be the same height as the adjoining fence and be lockable from both sides. Such gates must be located on or as near to the front of the building line as possible.

- Plot 1GFL 6.450 must have its southern perimeter protected with 1.8m high fencing as above.
- The two remote combined cycle/refuse bin stores must have vandal resistant PIR lighting installed internally and the front doors must be lockable. The cycle store should be completely separated from the bin store by a floor to ceiling divider. I refer to Section 53 of Secured by Design 'Safer Homes 2016' document for cycle storage specifications.

Please either agree or state why you disagree (i.e. justify why the change won't be incorporated). Agreement to some of these then you may necessitate changes to the landscaping drawing (i.e. amended boundary treatments).

Our Landscape Officer has not yet responded and I have just emailed her to ask for a response next week.

Kind Regards

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