

From: Raymond Cole [REDACTED]
Sent: 05 February 2018 19:28
To: Simon Davis
Cc: Stephen Fletcher; Michael Gadd; Stephen Bennett
Subject: Land at Kings Close, Yapton - Reserved Matters Application - Y/74/17/RES - Message 1 of 2

Dear Simon

Further to your e-mails sent on 19 and 22 January, I attach:

1. A set of revised house plans (16024 - House Plans 05.02.18);
2. A set of revised house elevations (16024 - House Elevations 31.01.18);
3. Revised bin store details (16024-RM117 REVA and 16024-RM118 REVA);
4. A revised Landscape Layout (16024-RM-110 E Landscape Layout); and
5. A set of planting plans (16024-RM-111 to 16024-RM-115, Sheets 1 to 5).

These drawings address the matters that were raised in your e-mail as follows:

Principal Planning Officer's comments

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.

The window is there to provide natural light on the stairs and upper landing. The drawings have been amended to show the window obscure glazed and fixed shut, as requested. Please see drawings numbered RM120 REVA and RM125 REVA.

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.

The drawings have been amended to show the window obscure glazed and with top vent opening only, as requested. Please see drawings numbered RM151 REVA and RM156 REVA.

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.

The 'high level' note has been removed from the first-floor plan to ensure consistency with the north elevation. Please see drawings numbered RM151 REVA and RM156 REVA.

The approved drawing, for the flats on the 'Merry Meats' site, shows obscure glass in the windows at first floor level on the south-west elevation facing the Kings Close site. Therefore, there will be no overlooking of this flat. Please see application file Y/57/15/PL.

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.

Yes, this does represent the rear wall of the undercroft parking. However, the working drawings that have since been developed show that the timber frame above would benefit from support on a wall of 140mm facing blockwork. The

south elevation of plot 11 has therefore been amended to show facing blockwork, in place of brick, for the internal walls of the undercroft car park. Please see the drawing numbered RM155 REVA.

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.

The drawings have been amended to show the window obscure glazed and fixed shut. Please see drawings numbered RM160 REVA and RM165 REVA.

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.

The drawings have been amended to show the window obscure glazed and with top vent opening only, as requested. Please see drawings numbered RM190 REVA and RM195 REVA.

Sussex Police comments

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.

There is no general pedestrian access proposed to the back of the 'Merry Meats' shop from the development site.

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.

The Landscape Layout has been amended to show 1.5m high close boarded fencing with 300mm of trellis on top where fences abut paths to rear gardens, so that the pathways are visible from the gardens. Gates that provide access to the side of the dwellings, or rear access to the gardens, are shown located on or near the front of the building line. Please see drawing numbered 16024-RM-110 E.

Plot 1GFL 6.450 must have its southern perimeter protected with 1.8m high fencing as above.

The southern boundary of Plot 1 will be secured with 1.8m high fencing (where there is no existing physical feature on the boundary at least this high).

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.

There are no combined cycle/refuse bin stores proposed as part of the development. The remote bin stores are for refuse only. Cycle stores are located in rear gardens only. The provision of PIR lighting and lockable doors has been noted on the drawings numbered RM117 REVA and RM118 REVA.

Leisure and Landscape Officer's Comments

The quantities of plants are shown on the drawings numbered 16024-RM-111, 112, 113, 114, and 115.

Some other minor amendments have been made to the house plans and elevations, which will be listed plot by plot in the second of these two e-mails.

I trust you will find everything has been explained satisfactorily but, if you need any further assistance, please feel free to contact me on the number below.

With kind regards

Ray

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