

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 February 2018 08:30
To: Planning Scanning
Subject: FW: Dyers Croft, Main Road, Yapton - Y/89/17/L

From: Zac Denton
Sent: 07 February 2018 17:09
To: Planning.Responses
Subject: FW: Dyers Croft, Main Road, Yapton - Y/89/17/L

Please upload to Y/89/17/L & Y/88/17/HH.

Let me know if you have any queries!

Zac ☺

Zachariah Denton | Planning Apprentice, Planning and Economic Regeneration, Arun District Council | Location: Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Zac Denton
Sent: 07 February 2018 17:07
Subject: FW: Dyers Croft, Main Road, Yapton - Y/89/17/L

Dear Ms Clay,

Thank you for the information relating to the application.

I have consulted our Conservation Officer, and has decided not to amend her comments.

Kind regards,

Z Denton

Zachariah Denton | Planning Apprentice, Planning and Economic Regeneration, Arun District Council | Location: Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Clare Dales
Sent: 06 February 2018 14:17
To: Zac Denton
Subject: RE: Dyers Croft, Main Road, Yapton - Y/89/17/L

Dear Zac

Thanks for forwarding these to me. The existing is visible through the trees from the road (on that basis I made my comments). My main objections relate to the listed building concerns, as per my comment. I'm in on Weds (apart from a sit meeting 10-11am ish) if you wanted to discuss.

Regards
Clare

From: Zac Denton
Sent: 01 February 2018 17:05
To: 'Izzie Clay'
Cc: Daniel Vick; Clare Dales
Subject: RE: Dyers Croft, Main Road, Yapton - Y/89/17/L

Dear Ms Clay,

Thank you for your email and the information contained within.

As a large part of the email will require consideration from the Conservation Officer, would it be possible for an Extension of Time until the 16th of February?

Many thanks,

Z Denton

Zachariah Denton | Planning Apprentice, Planning and Economic Regeneration, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Sent: 01 February 2018 15:57
To: Zac Denton
Subject: Dyers Croft, Main Road, Yapton - Y/89/17/L

Dear Mr Z Denton

RE: Dyers Croft, Main Road, Yapton - Y/89/17/L

I am writing in response to the 'ADC Planning Consultation' statement. The statement suggested that the proposed garage/store in replacement of the existing carport would be visible from the public realm. Would it be possible to find out which part of the public realm the proposed will be visible from?

With reference to the images included within our Design and Heritage Statement, we believe the garage/store would not be visible from the public realm. There is a large hedge around the perimeter of the

site above a tall wall both together creating a solid barrier between the property and the public realm. I have attached these images below for your reference.

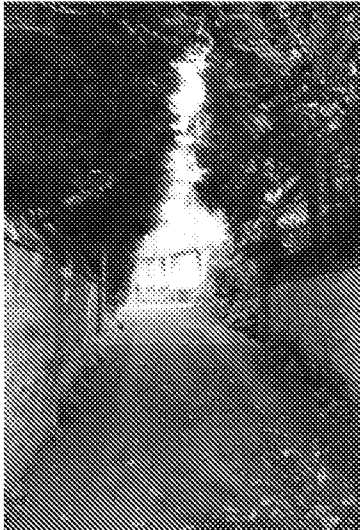


Image 3

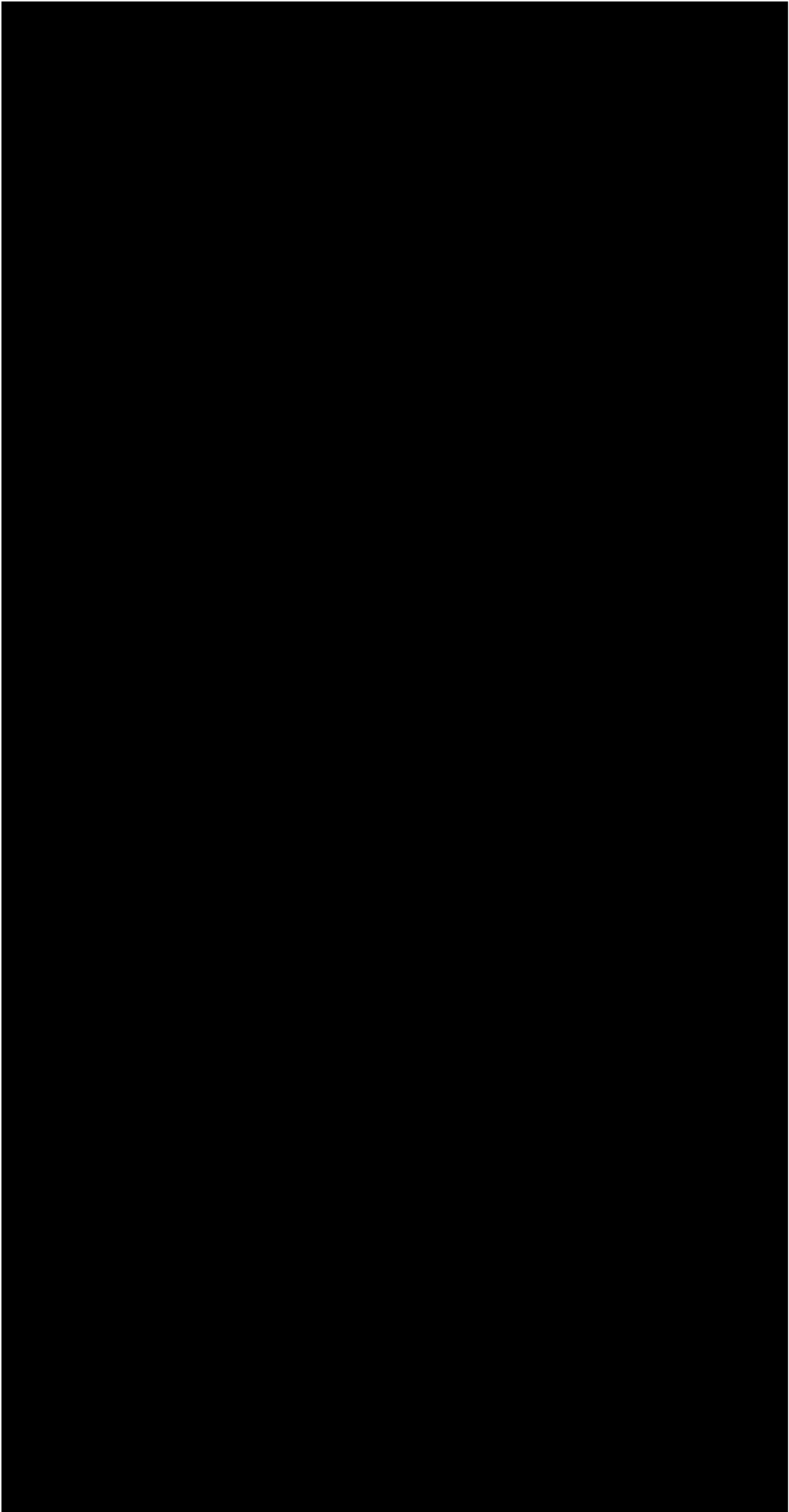


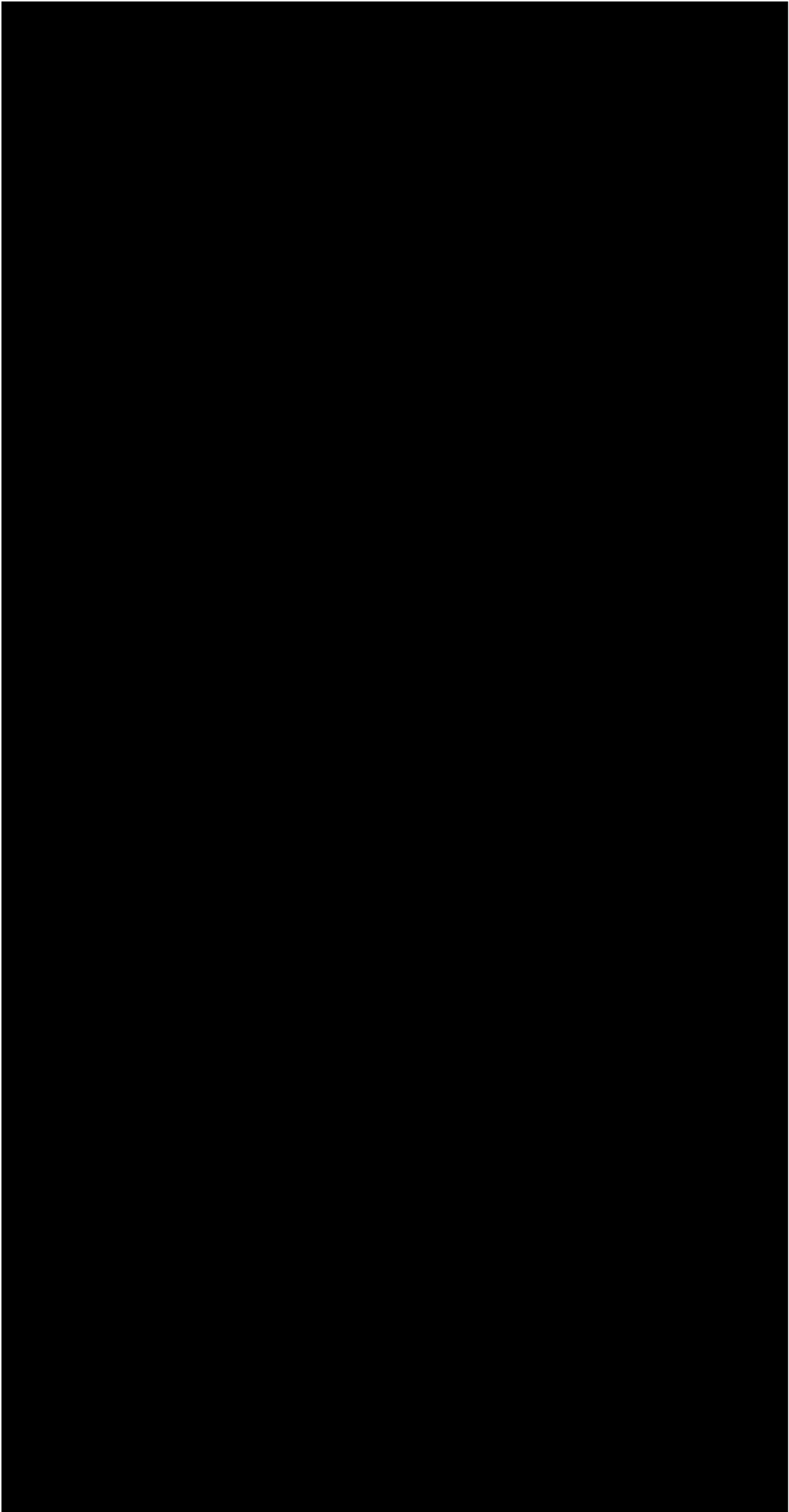
Image 5



Image 6

Below I have also attached a few additional images which were not included in the statement to further portray the extensive perimeter for your reference.





I would also like to confirm the materials of the proposed garage/store, we have referenced all of these materials to the existing store and the main house in order to respect and reinforce the character of the listed building.

In the 'ADC Planning Consultation' statement, it is suggested that it is unclear as to which element of existing the proposed garage/store materials will match. The Design and Heritage Statement (page 9/16) states that the materials will be as follows:

Materials

The materials proposed for the garage extension are;

Roof: plain clay tiles to match and tie in with the existing

Walls: painted brickwork, for courses of black from ground level and white to eaves, to match the existing

Door: timber to match existing

To clarify the roof tiles will match the adjacent existing store's clay plain tiles. The walls will be painted brick with, four courses of black from ground level and white to eaves, this will match both the existing store and main house as they are both the same, creating a seamless link between the existing and proposed. The garage door will also match the adjacent existing store's oak doors.

I hope this clarifies any concerns. Please be sure to contact me should you require any further information.

Kind regards,

Izzie Clay Ba Hons Arch.
RIBA Architectural Assistant Part 1



JB ARCHITECTURE
The Bricks
Manor Farm Barns
Chichester, West Sussex
PO20 7PL

