From: Wayne Gander <wayne@wgander.freeserve.co.uk>
Sent: 15 January 2013 18:07
To: Hannah Barker
Cc: coombesdaryl@gmail.com
Subject: 79 Upper Brighton Road
Attachments: Proposals 02A.pdf; Proposals 03A.pdf

Follow Up Flag: Follow up
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Dear Hannah,
I have spoken to the applicant and building control and can confirm the following;
1. We are agreeable to the 1st floor side window being obscure glass and fixed shut up to 1.7m. Building control require each 1st floor bedroom to have a means of escape window which this will now not be, however instead if we create a protected staircase arrangement with the existing doors being replaced with fire doors we do not need the escape window. We have included an additional velux rooflight to that room.
2. We are willing to increase the setback at the front to 900m from the corner of the house.
I attach amended drawings showing these points and hope everything meets with your approval.
Regards.
Wayne

Wayne Gander MCIAT
Chartered Architectural Technologist
98 Durrington Lane, Worthing, West Sussex BN13 2RQ
Tel 01903 694817

From: Hannah Barker [mailto:Hannah.Barker@adur-worthing.gov.uk]
Sent: 14 January 2013 13:25
To: 'wayne@wgander.freeserve.co.uk'
Subject: 79 Upper Brighton Road

Dear Wayne,

Following on from my answerphone message last week and our conversation today.

I have now received payment and the application is now valid. We can validate the application and start the process. However following my preassessment I can advise that the proposed side window at first floor will result in unacceptable overlooking to the rear of the adjacent dwelling to the east, it will overlook both the dwelling house and garden. This is considered to be unacceptable. However if the window was to be obscurely glazed with a fanlight only this would provide a very poor level of accommodation which would be considered to be unacceptable for a bedroom. Also as you stated there may also be implications for building regulations.

Please could you look at how this matter can be addressed.

Whilst, writing can I also request that there is more of a set back to the side extension. This could be achieved by removing the separate W.C.

I look forward to hearing from you as soon as possible, please could you send amended plans for consideration.

Yours sincerely,

Hannah Barker - Senior Planning Officer,(Part-time hours Mon-Tues 9-5 Wed 9-12.30) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Civic Centre, Ham Road, Shoreham-by-Sea, west Sussex
Internal: 63424 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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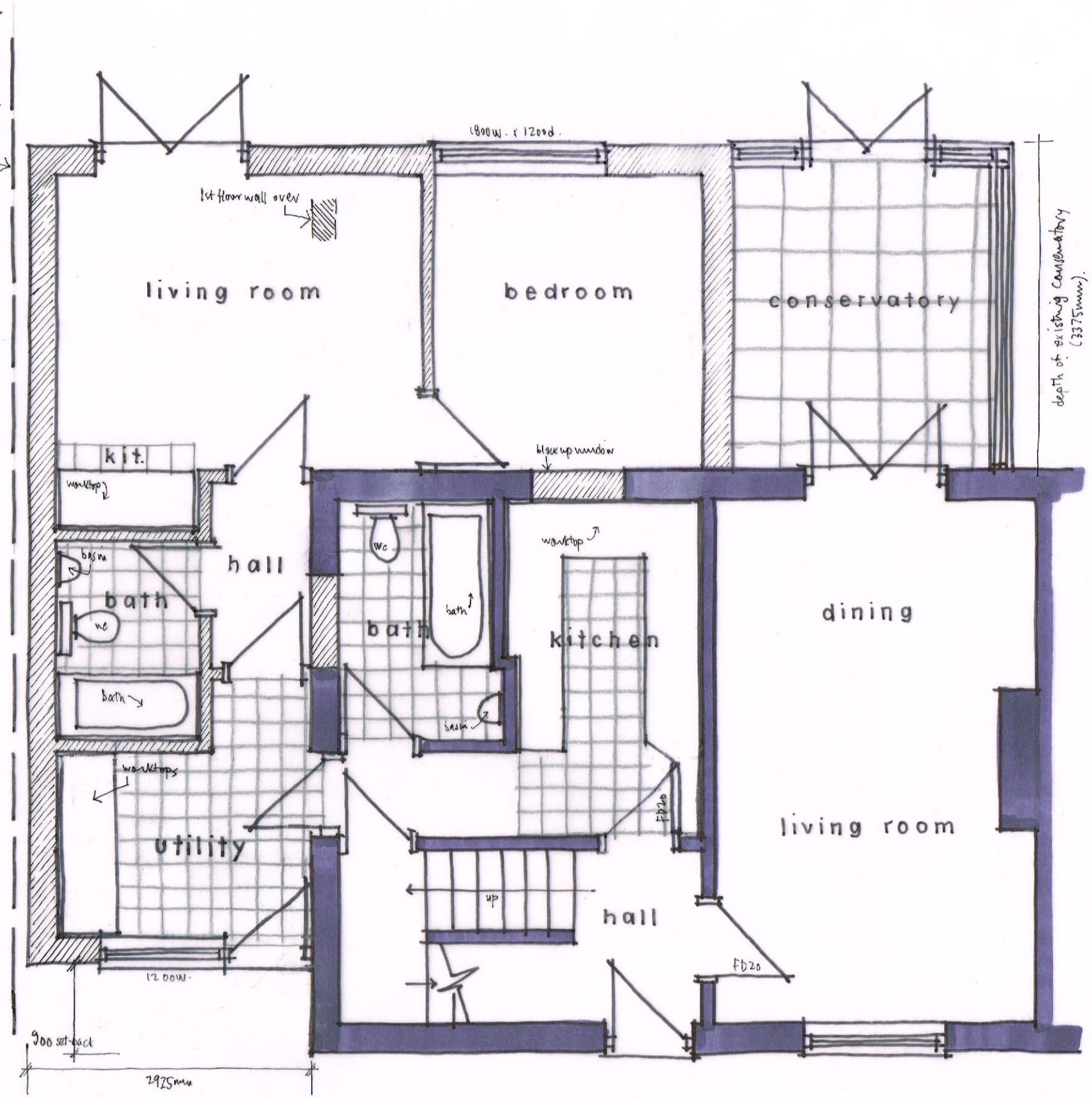
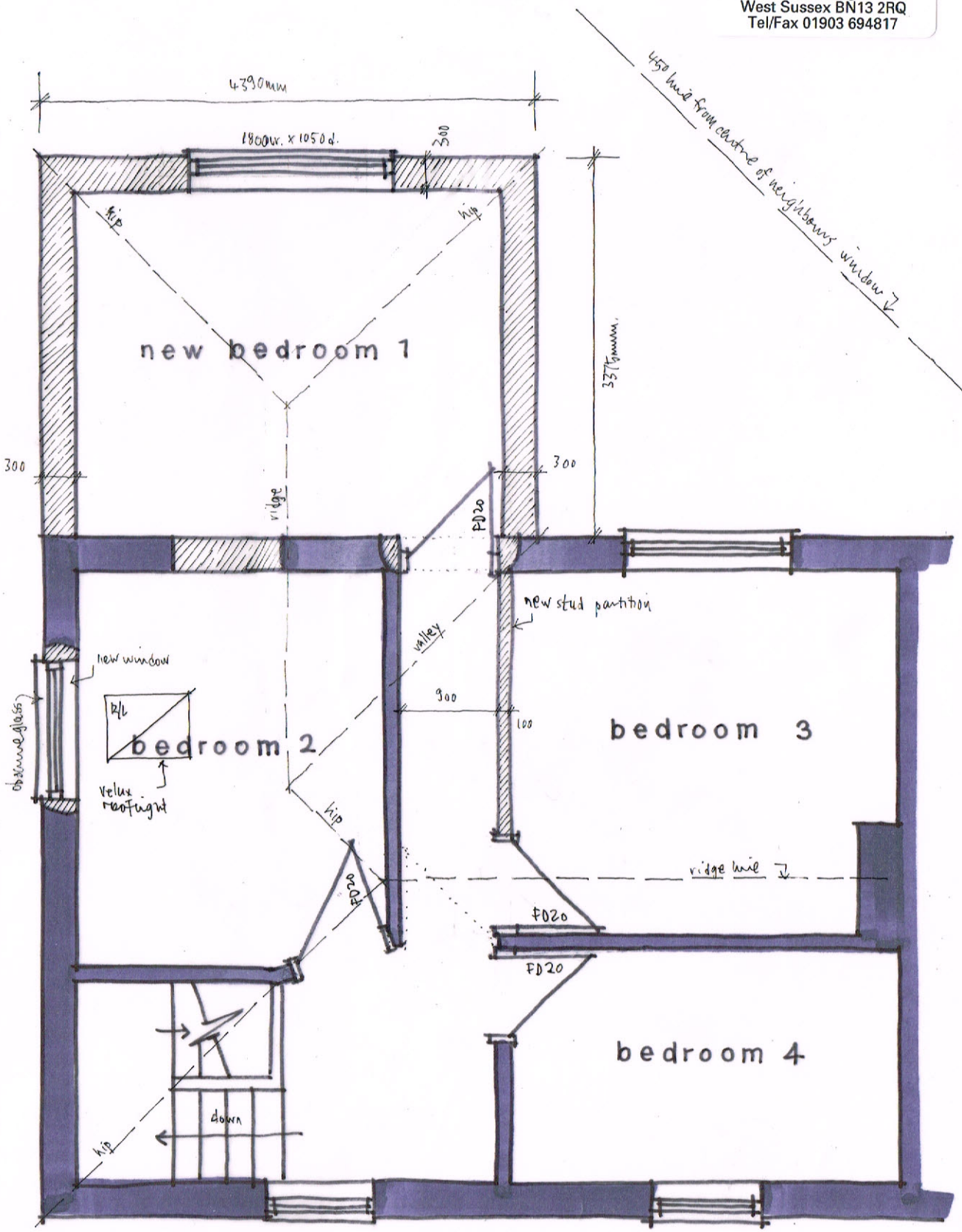


GROUND FLOOR PLAN 1:50 @ A3



1st FLOOR PLAN

0 1 2 3 4 5m
metres

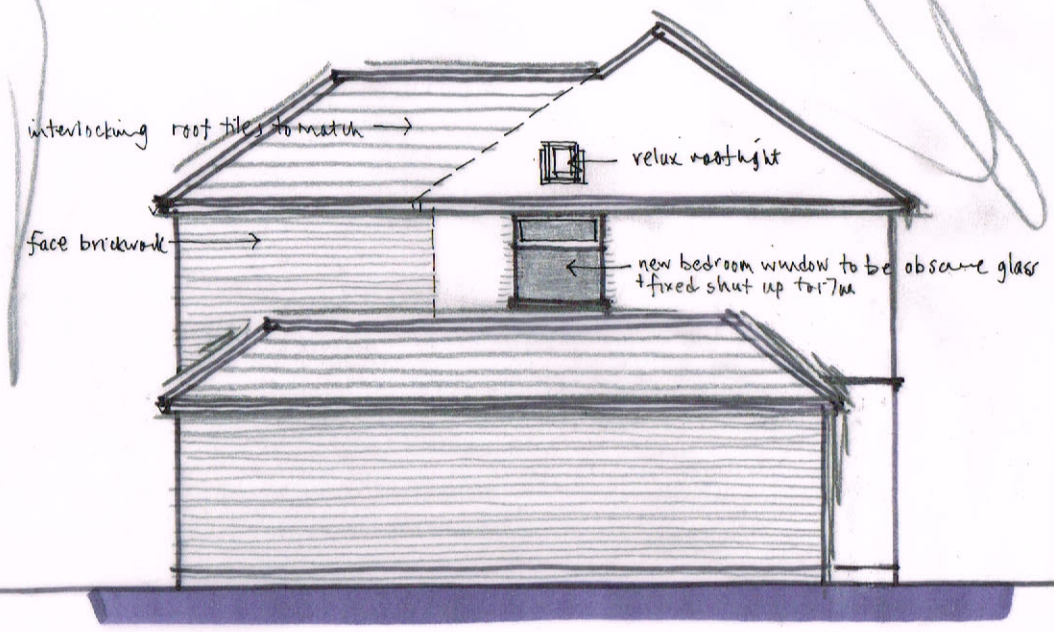
Revisions A - 900mm setback introduced, velux rooflight added 15/1/13

79 UPPER BRIGHTON ROAD, LANCING
Proposals 02 A Dec 2012

PROPOSED ELEVATIONS 1:100@A3



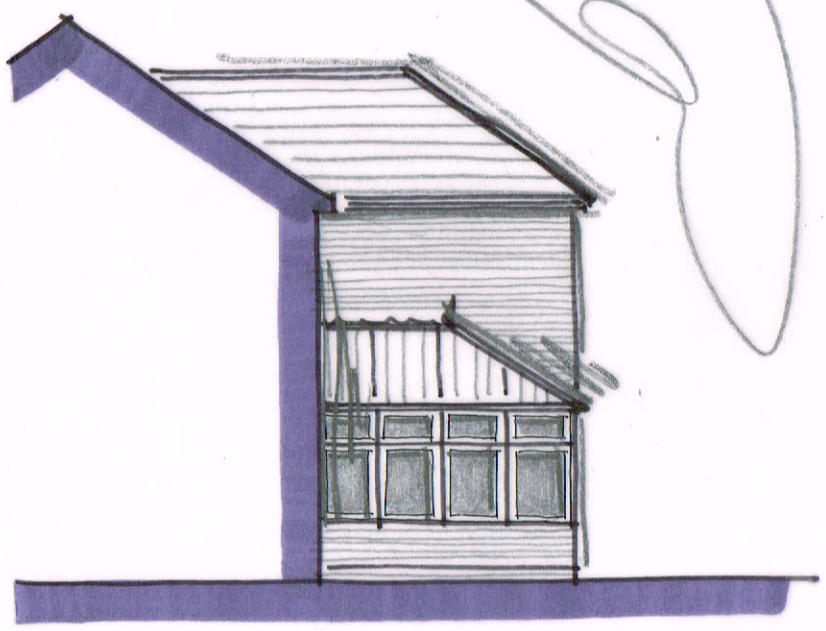
FRONT



SIDE



REAR



SIDE

0 1 2 3 4 5m
metres

Wayne Gander MCIAT
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Revisions A – ~~front setback increased~~, rooflight added, side window amended 15/1/13

79 UPPER BRIGHTON ROAD, LANCING

Proposals 03 A Dec 2012