From: Peter Devonport
Sent: 24 July 2013 11:18
To: Luke Harris
Subject: FW: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension
Attachments: Sht 02 REV 1f A3 PROP BLOCK PLAN.pdf

Luke, could you index and amend the plans.

Thanks

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
Location: Adur Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Internal: 63473 | External: 01903 221345 | E-mail: Peter.Devonport@Adur-Worthing.gov.uk
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 24 July 2013 11:14
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

Please find attached revised block plan drawing number T77PC/HP/02 Rev. 1f, as requested.

Kind regards

Morag Hoppe
Architectural Technician

Stuart Radley Associates
Chartered Building Surveyors
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Hove
East Sussex
BN3 4LW
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F: (01273) 420707
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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 24 July 2013 10:07
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Morag,

Many thanks . We have reconsulted on these and this expires on 26.7.13; after which I hope to make a decision.

However, I note the revisions do not update the block/location plans under T77PC/HP/02. Could you supply for completeness.

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 09 July 2013 16:09
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

Further to our conversation earlier today, please find attached revised drawings Rev 1f, option 6.

I have removed the parapet wall down the south side elevation, as discussed. I have also included a new bedroom window at first floor level on the front elevation, which we hope is acceptable.

Kind regards

Morag Hoppe
Architectural Technician

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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 09 July 2013 10:37
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Morag,

Many thanks .

Could you reduce the height of the parapet on the single storey extension – it still seems unnecessarily tall?

Thanks

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 09 July 2013 10:11
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

Further to your last email, please find attached revised drawings Revision 1e, option 5 for your comments.

I have moved the two storey extension back to directly above the kitchen. This is roughly in line with the back of the neighbour's window. Anything further back than this would not be viable. I have reduced the height of the parapet wall to its limit, that is allowing for a ceiling height of 2.3m and the required insulation to the flat roof.

I look forward to your feedback.

Kind regards
Morag

Morag Hoppe
Architectural Technician

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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 04 July 2013 10:03
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Morag,

I welcome the reversion to a set-back upper storey. However, I am concerned that this has crept forward and the consequent impact on the window of the neighbour – my starting point was that this should not extend any further

forward than the west most point of the affected window. It may be helpful to plot this window on your drawing to identity this point and work back from this. The parapet seems unnecessarily large – this should be reduced to the minimum necessary . The additional widow in the front elevation of the upper storey is a step in the right direction but would still look awkward . A standard window is required here.

I have read Mr Lee's comments. I appreciate his standpoint. However, my objection is the combined mass of the cat slide and the dormer and the form of the dormer itself which for amenity and visual reasons would be unacceptable .

I hope this is helpful.

Please could you review the scheme and amend accordingly.

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 03 July 2013 16:44
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

Please find attached Revision 1d for your consideration. This option 4 is a revised version of option 3 showing a flat roof behind a parapet wall to the front single storey extension, as you suggested. The rear two storey extension has been taken slightly further forward to line up with the existing wall below (simpler construction). It also allows for a small shower cubicle.

I have also attached some comments from the owner, Jeremy Lee, which he has asked if I might forward to you.

I look forward to hearing from you.

Kind regards

Morag Hoppe
Architectural Technician

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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 02 July 2013 15:23
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Morag,

Many thanks .

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
Location: Adur Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 02 July 2013 14:55
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

I have sent amended drawings to my client for approval and shall forward them to you as soon as I get the go ahead from them. It will be this week.

Kind regards
Morag

Morag Hoppe
Architectural Technician

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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 28 June 2013 12:49
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Morag,

Following our telephone conversation yesterday , I have looked again at options 1 and 2. However, I feel both are harmful to the appearance of the property and look rather contrived and awkward, as well as harmful to the outlook and light of the neighbour's bedroom . There is no precedent I can see for such an arrangement as side extensions elsewhere in the street use a two storey extension but well recessed with a good gap to the neighbour.

I have looked at the Permitted Development fall- back argument and am not persuaded by this as the works you propose all require an application in themselves.

I suggest you pursue option 3 albeit with a parapet and flat roof for the single storey side extension element and introduce the main window to the upstairs toilet on the font elevation to improve the composition and avoid the extension looking too heavy.

I am sorry to break the bad news.

Please let me know how you wish to proceed.

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 19 June 2013 16:15
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

It would appear that my client's neighbours are reluctant to comment on the latest drawings presented to them as they have still not responded. My client is now concerned that if they keep on delaying their response, we are not going to move forward with the application.

If I may ask a couple of questions, in your email you stated your strong preference for option 3 with a parapeted flat roof to the front. Does this mean that options I & 2 with the dormers would not be given any further consideration for approval? My client is very keen on option 1 ('shed' style dormer) as it provides additional bathroom facilities, a separate wc as well as a study area. If option 3 is put forward with a change of the front pitched roof to a flat roof with parapet wall, is approval likely to be granted?

Many thanks.
Regards
Morag

Morag Hoppe
Architectural Technician

Stuart Radley Associates
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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 10 June 2013 12:25
To: Morag Hoppe
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Morag,

Thank you for your suggested alternatives. I can see much thought has gone into exploring these to try and reconcile amenity considerations with your client's understandable aspirations.

My strong preference is for an amended version of option 3. This best preserves outlook and light for the affected neighbour's bedroom. However, the pitched roof would need to be removed and a parapeted flat roof reinstated. This still seems to provide a good sized rear upper floor room, not significantly inferior to the accommodation shown in the other options. In design terms it is also the least fussy and contrived. There is, of course, always scope to provide living accommodation by converting the roof and adding, say, a rear dormer.

You may wish to run the options past the affected neighbour in any event before coming to a final judgement.

I hope this is helpful .

Regards

Pete Devonport - Team Leader | Planning -Development Management , Adur District Council and Worthing Borough Council
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Internal: (6) 1345 | External: 01903 221345 | E-mail: peter.devonport@adur-worthing.gov.uk

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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 06 June 2013 15:46
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Peter

Please find attached revised drawings for the proposed side extension at 35 The Crescent.

I have provided Options 1, 2 & 3. All three options show a reduction in the size of the extension and consequently are more sympathetic to the issue of light reduction to the neighbour's bedroom window. Option 1 provides the best accommodation at first floor level and is my client 's preference, followed by 2 and lastly 3.

I would be most grateful if you could let me know if any of these options would be acceptable and if we have addressed the matter of light reduction and excess bulk sufficiently. Should you require any further information, please don't hesitate to contact me.

Kind regards

Morag Hoppe
Architectural Technician

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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 14 May 2013 09:58
To: Morag Hoppe
Cc: Gary Peck
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Morag,

as the determination target date (6.5.13) was extended by mutual agreement last week to allow for a negotiated solution , I am formalising this arrangement by notifying you that the target date is hereby extended to 17.6.13 under S78 of the Town and Country Planning Act 1990 (As Amended). We can further amend this date as required.

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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From: Morag Hoppe [mailto:m.hoppe@stuartradleyassociates.co.uk]
Sent: 07 May 2013 16:47
To: Peter Devonport
Subject: RE: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Peter

Thank you very much for your email.

I will have a discussion with my client and get back to you with their decision.

Kind regards
Morag

Morag Hoppe
Architectural Technician

Stuart Radley Associates
Chartered Building Surveyors
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From: Peter Devonport [mailto:Peter.Devonport@adur-worthing.gov.uk]
Sent: 07 May 2013 13:50
To: Morag Hoppe
Subject: AWDM/0297/13; 35 The Crescent Southwick ; two storey side extension

Dear Morag,

I write further to our telephone conversation last week; my brief discussion with your client on Wednesday; my revisiting the pre-application advice given and my visit to No 33 last Friday to view the bedroom.

I am sorry that your pre-application enquiries did not flush out all the relevant issues but note that the advice given did caveat concerns over the bulkiness of the extension at the rear and potential impacts on neighbour amenity.

However, having viewed the site from your neighbour's flank bedroom I share their concern over impact on natural light to that room. These add to my expressed concerns over the visual impact of the extension, given its limited setback and the closeness to both the boundary and the walls of the adjacent bungalow.

I suggest this can best be overcome by recessing the additional storey to point no further forwards than the rear most part of the flank bedroom window of No 33.

I would also recommend the lean to porch is removed.

Your client may wish to consider how the shortfall in space might be compensated for . There appears to be scope to convert the main roof to loft accommodation and add a modest dormer in the rear roof. Ground floor accommodation may be added at the rear by means of a modest extension but I would wish for this to be inset from both neighbours to avoid loss of light and harm to outlook.

Depending on their form and siting , these may be undertaken under Permitted Development rules any way.

I am happy to negotiation such a scheme but if your client wishes to reconsider the whole issue, I suggest you withdraw the application and resubmit when ready. I am happy to offer pre-application advice. Resubmission within one year of withdraw attracts no fee.

I trust this is helpful.

Regards

Peter Devonport - Team Leader Development Control , Planning | Adur District Council
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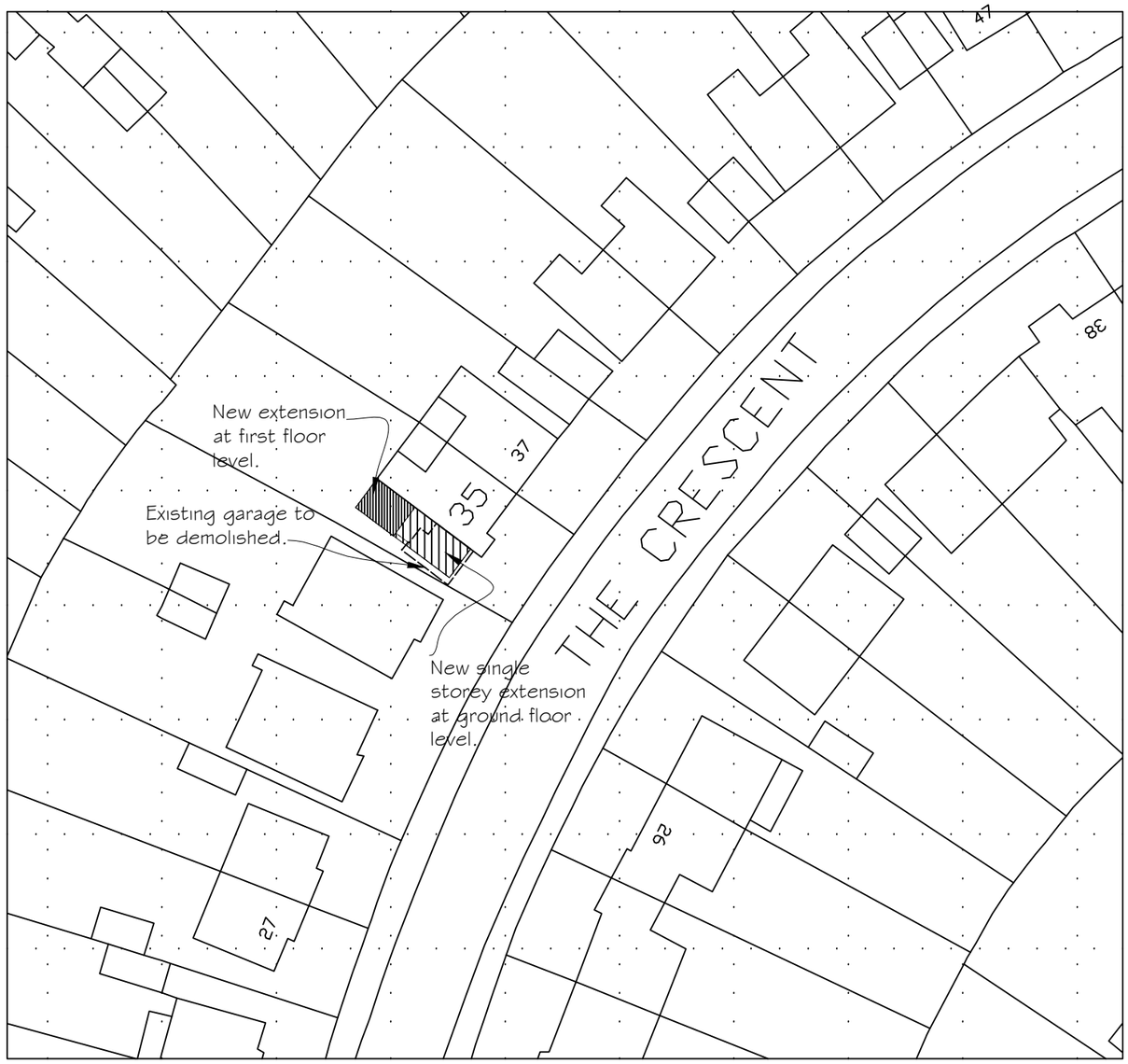

BLOCK PLAN

Scale 1:500

0m 5m 10m 15m 20 25 30 35 40 45 50

Notes

PLANNING APPLICATION DRAWING

Rev	
1f	08.07.13
	Revison to extension.

Client

JEREMY & SARAH LEE

Job Title

35 THE CRESCENT, SOUTHWICK:
Internal alterations & side extension to existing dwelling

Drawing Title

BLOCK PLAN
as proposed

stuart radley associates
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Scale
1:500 @ A3

Drawn by	Date
MH	JAN. 2013

Drawing No. **T77PC/HP/02** Rev **1f**