From: Howard Carter <hc@thinkingspace.co.uk>
Sent: 08 February 2012 15:51
To: Hannah Barker
Cc: Sergio Falletti
Subject: Re: 12 Falcon Close Shoreham-By-Sea AWDM/1063/11
Attachments: 1105_SK01.pdf; 1105_SK02a.pdf; 1105_SK03.pdf; 1105_SK04.pdf; 1105_SK05.pdf; 1105_SK06.pdf; 1105_SK07_a.pdf; 1105_SK08_a.pdf; 1105_SK09_b.pdf; 1105_SK10_b.pdf; 1105_SK12_b.pdf

Dear Hannah, Please find attached a complete set of drawings revised where necessary.
Thank you for your attention.
Regards,
Howard Carter
Director of Architecture
*thinking space ltd.
visit our website: http://www.thinkingspace.co.uk

* thinking space ltd.
100 Old Fort Road
Shoreham by Sea
West Sussex
BN43 5HB
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On 8 Feb 2012, at 13:26, Hannah Barker wrote:

> Thank you I leave at 5 today (and don?t work thurs or Friday) so if you could get them to me before then to give me chance to finalise the report before I leave I can pass to my team leader to process in my absence.
>
> Hannah

Hannah Barker - Planning Officer,(Part-time hours Mon-Wed 9-5pm) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Portland House, Worthing
Internal: (8) 1475 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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From: Howard Carter [mailto:hc@thinkingspace.co.uk]
Sent: 08 February 2012 13:24
To: Hannah Barker
Cc: Sergio Falletti
Subject: Re: 12 Falcon Close Shoreham-By-Sea AWDM/1063/11

I'll get a set to you by email later today

Kind Regards Howard Carter

On 8 Feb 2012, at 11:24, Hannah Barker <Hannah.Barker@adur-worthing.gov.uk> wrote:

> Dear Mr Carter,
> On balance I can accept this amendment thank you.
>
> I will now prepare the report and as stated a decision will be out this week, however I will need a full and complete set of amended drawings (via email is fine) with correct annotation etc.
>
> Thank you.
>
> Hannah Barker

Hannah Barker - Planning Officer,(Part-time hours Mon-Wed 9-5pm) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Portland House, Worthing
Internal: (8) 1475 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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From: Howard Carter [mailto:hc@thinkingspace.co.uk]
Sent: 08 February 2012 11:16
To: Hannah Barker
Cc: Sergio Falletti
Subject: Re: 12 Falcon Close Shoreham-By-Sea AWDM/1063/11

Dear Hannah, I have discussed this with my client and amended the plans to show a consistent ridge line.
We cannot however agree to setting back the extension facade. This sort of subtle differentiation at the end of terraces is a well established design motif from traditional and modern design and is considered good urban design. I attach some images that illustrate this on a slightly grander scale. There are also compelling design and structural reasons why setting back the extension is undesirable.

I have reviewed the guidance on extensions, and while it is rather out of date and simplistic in terms of design guidance, I feel that the design illustrated accords very well with the principles it describes.

<image001.jpg>
<image002.jpg>
I attach the revised drawings for your consideration. I would request that this be referred to committee if you cannot recommend approval.
Kind
Regards,

Howard Carter MA (Arch) dist. RCA RIBA
Director of Architecture
*thinking space ltd.
visit our website: http://www.thinkingspace.co.uk

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On 8 Feb 2012, at 10:00, Hannah Barker wrote:

Dear Mr Carter,

Thank you very much for your prompt response to this matter I have discussed the revised plans with my colleagues and we have all made the same comments.

The revised design is much better with gable roof and removal of the window projection. The ridge however should not be higher than the existing ridge height. The extension should be subservient to the main dwelling house. Therefore the ridge should be set down and extension set back slightly. It should be flush with the front of the house or have nominal set back to allow the ridge to drop. I note that the ensuite and bedroom one are of a generous size so could accommodate this reduction in depth.

I refer you to the Council?s Development Control Standard no. 3
http://adc/intranet/docs/planning/tp-dcs-3-extensions-and-alterations.pdf

This states that the extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling.

There are no concerns with the proposed Juliette balcony in the context of the revised design.

If you can submit further amendments to me this morning than I can write this up for approval today and the decision will be out to you before the end of the week.

I look forward to hearing from you.

Yours sincerely,

Hannah Barker

Hannah Barker - Planning Officer,(Part-time hours Mon-Wed 9-5pm) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Portland House, Worthing
Internal: (8) 1475 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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From: Howard Carter [mailto:hc@thinkingspace.co.uk]
Sent: 07 February 2012 17:00
To: Hannah Barker
Cc: Sergio Falletti
Subject: Re: 12 Falcon Close Shoreham-By-Sea AWDM/1063/11

Dear Hannah, Please find attached revised drawings which my client would like to submit as an amendment to the application.

While we are dismayed and disappointed to see the over restrictive stance adopted, I hope you will agree that the amendments proposed address your concerns regarding the roof form and side projection which has been removed.
The juliette balcony is felt to be unobtrusive, elegant and important to the quality of the internal space and is therefore retained.

I trust that this removes your objection, and as I note there have been no objections from third parties that you will now be able to approve the application.

I look forward to your response.

Regards,
Howard Carter
Director of Architecture
*thinking space ltd.
visit our website: http://www.thinkingspace.co.uk

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On 7 Feb 2012, at 11:45, Hannah Barker wrote:

Dear Mr Carter,

Following our telephone conversation today I am forwarding my email I sent last week, I am sorry you have not received this.

I have had a discussion with my colleagues on this matter and although you do not agree with my comments I am afraid that a positive recommendation cannot be made on the application as submitted. My report is prepared and a decision can be issued if you so wish. This would give you the option of appealing the decision or resubmitting with an amended application, or you could withdraw the application pending a resubmission.

Alternatively you could submit amended plans but I would need these in the next few days as the deadline for this application is 14th February. I have to stress that any amendments would have to address the concerns as discussed to allow a positive recommendation to be made.

I look forward to hearing from you as soon as possible.

Yours sincerely,

Hannah Barker

Hannah Barker - Planning Officer,(Part-time hours Mon-Wed 9-5pm) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Portland House, Worthing
Internal: (8) 1475 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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From: Hannah Barker
Sent: 30 January 2012 12:01
To: 'info@thinkingspace.co.uk'
Subject: 12 Falcon Close Shoreham-By-Sea AWDM/1063/11

Dear Mr Carter,

I have visited the site and considered the submitted application. It is felt that although there is scope in principle for some form of side extension at this site the proposal cannot be supported in this case. The design and form of the extensions are unsympathetic to the character and appearance of the existing building and surrounding cul-de-sac. Of particular concern is, the front Juliette balcony, projecting size window and alteration of the roof from a gable to hip, (with front gable extension) these features are out of keeping and alien to the existing residential environment and would be such to warrant a refusal in this case.

I will therefore be recommending refusal in this case. I am due to prepare my report in the next day, so if you wish to withdraw the application please could you let me know as soon as possible.

Yours sincerely,

Hannah Barker

Hannah Barker - Planning Officer,(Part-time hours Mon-Wed 9-5pm) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Portland House, Worthing
Internal: (8) 1475 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
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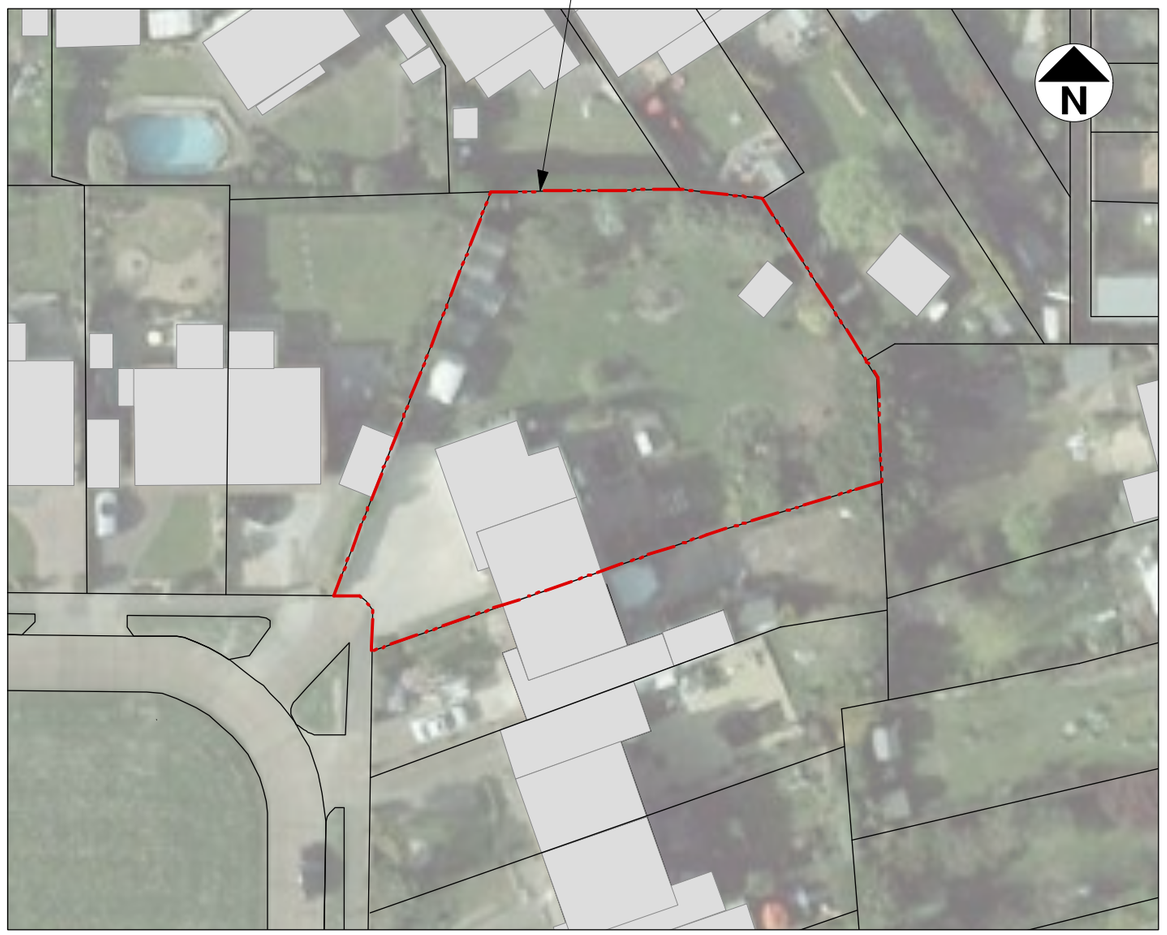
1 existing - location plan
1:1250

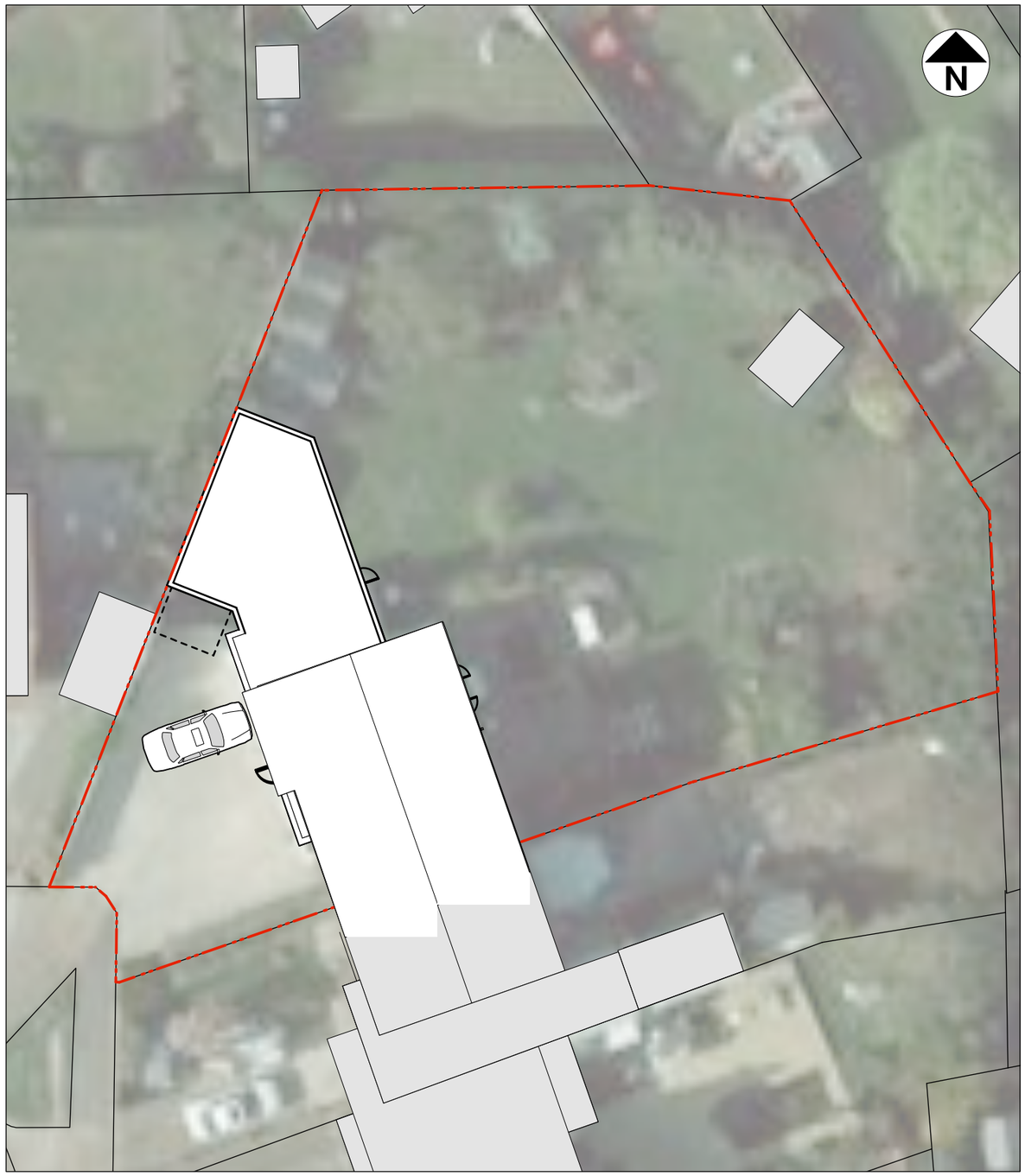
Nº 12 Falcon Close, Shoreham by Sea, Sussex, BN43 5HN
Site area ; 1,072 sqm



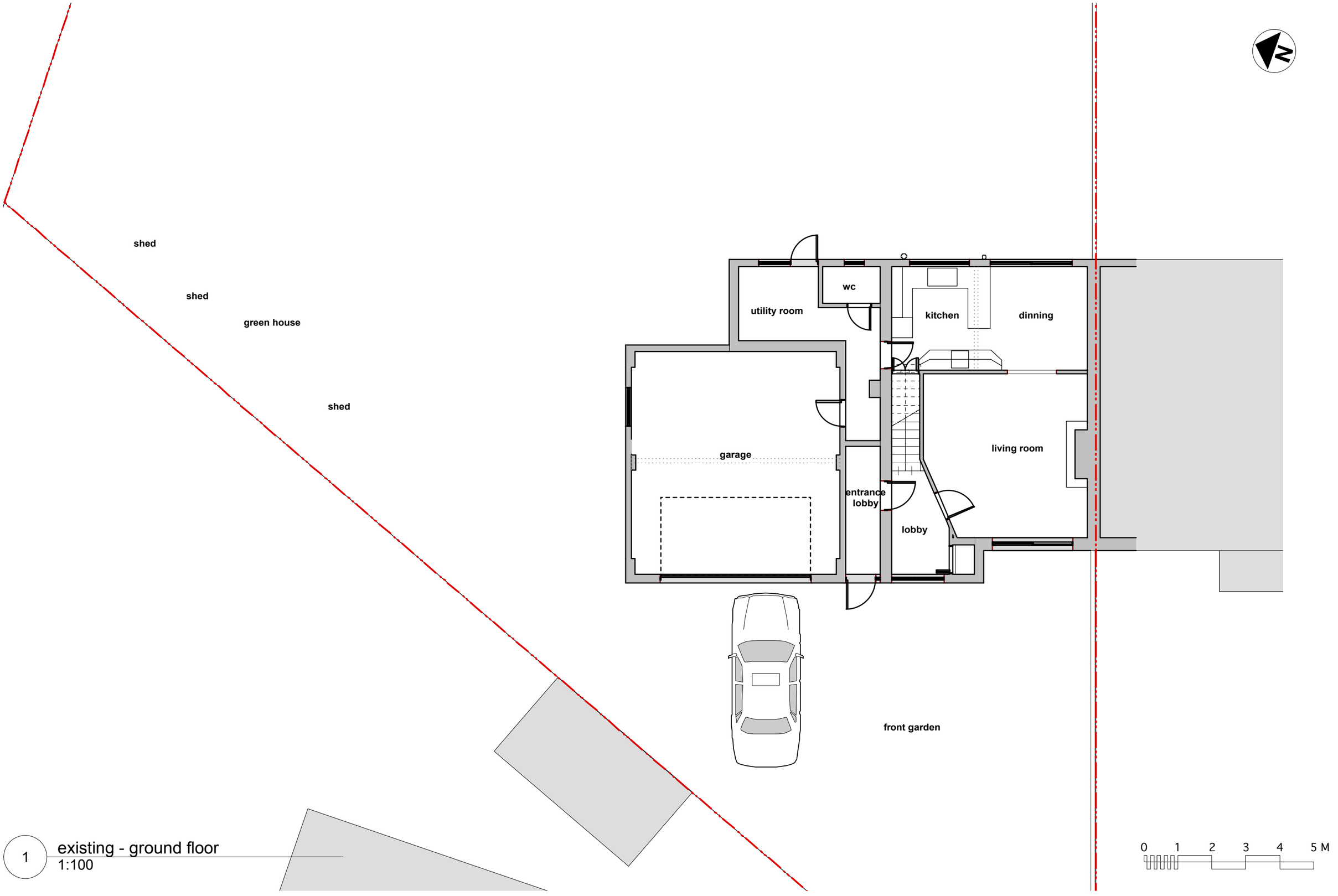
2 existing - location plan
1:500



1 existing - site plan
1:250



2 proposed - site plan
1:250



1 existing - ground floor
1:100

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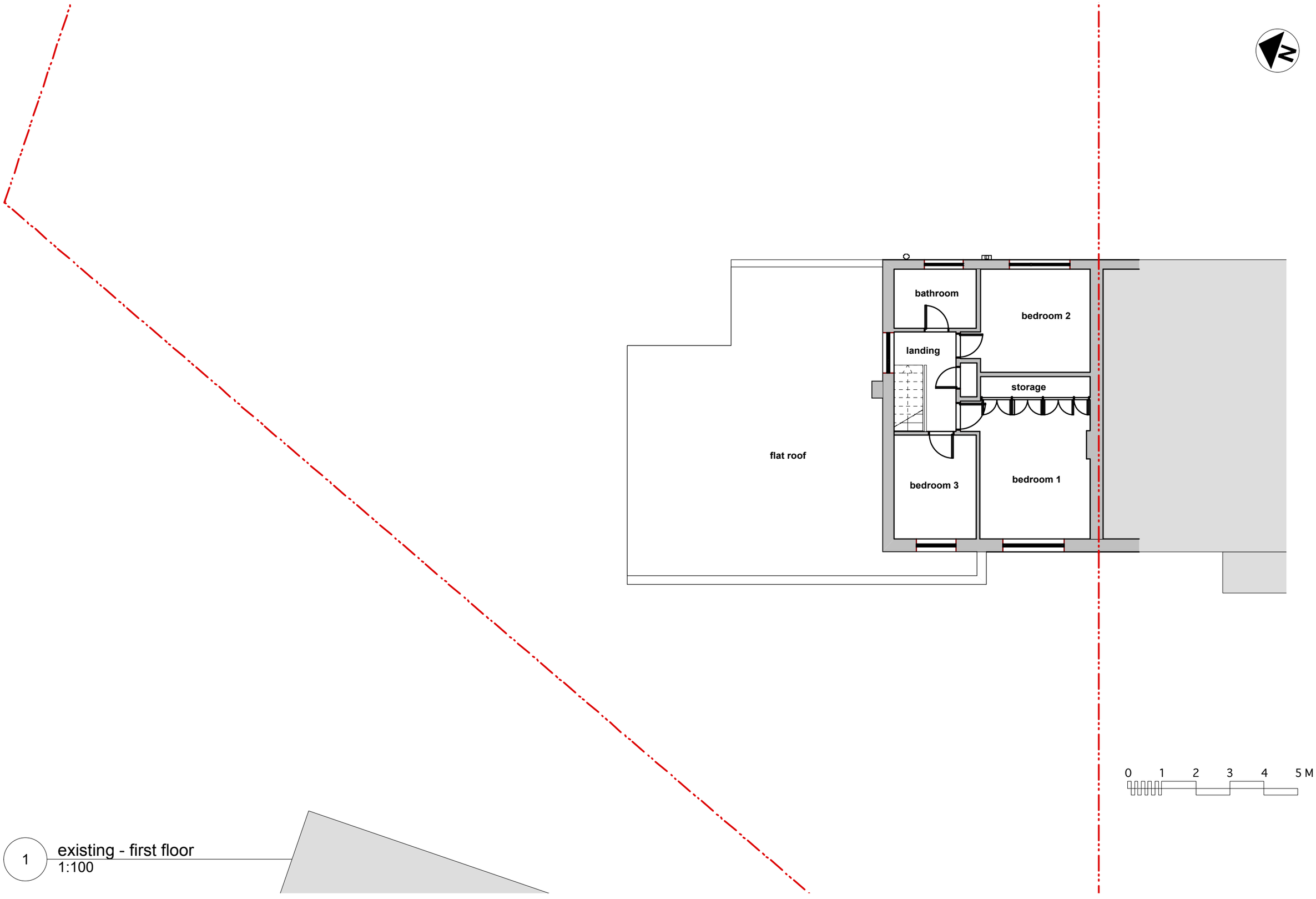
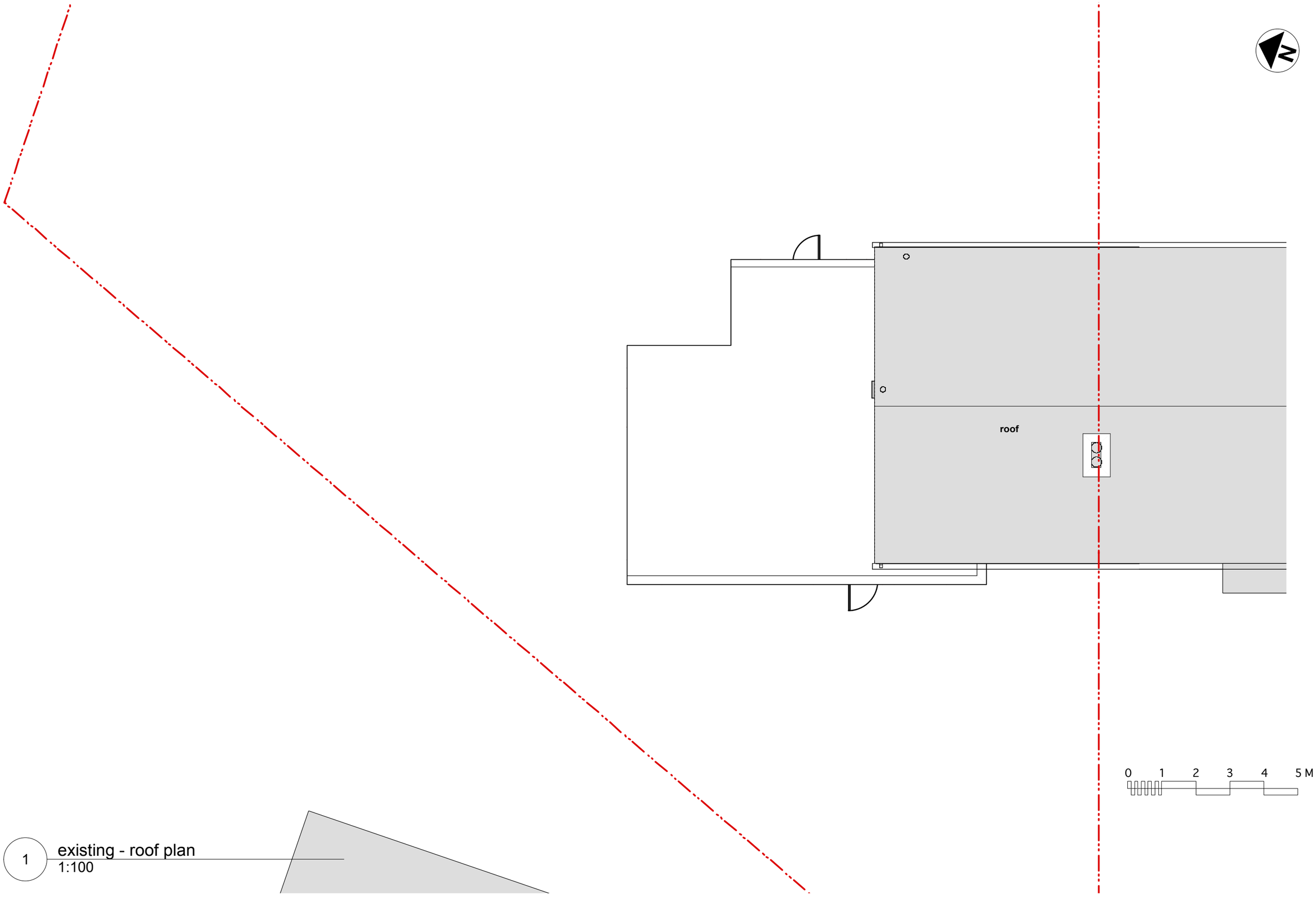
Falletti House
12 Falcon Close, Shoreham by Sea

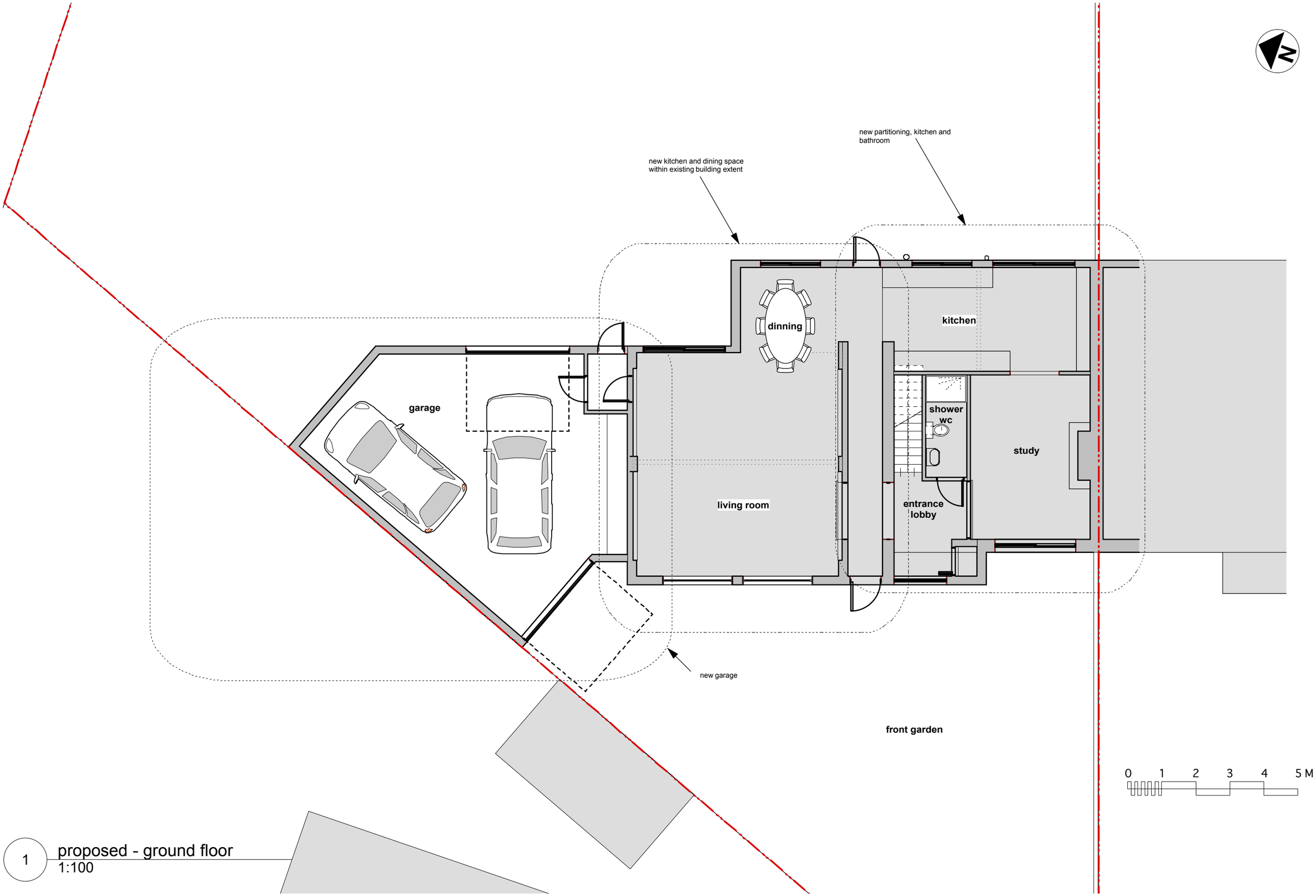
Existing ground plan: 1105/SK03
24th October 2011



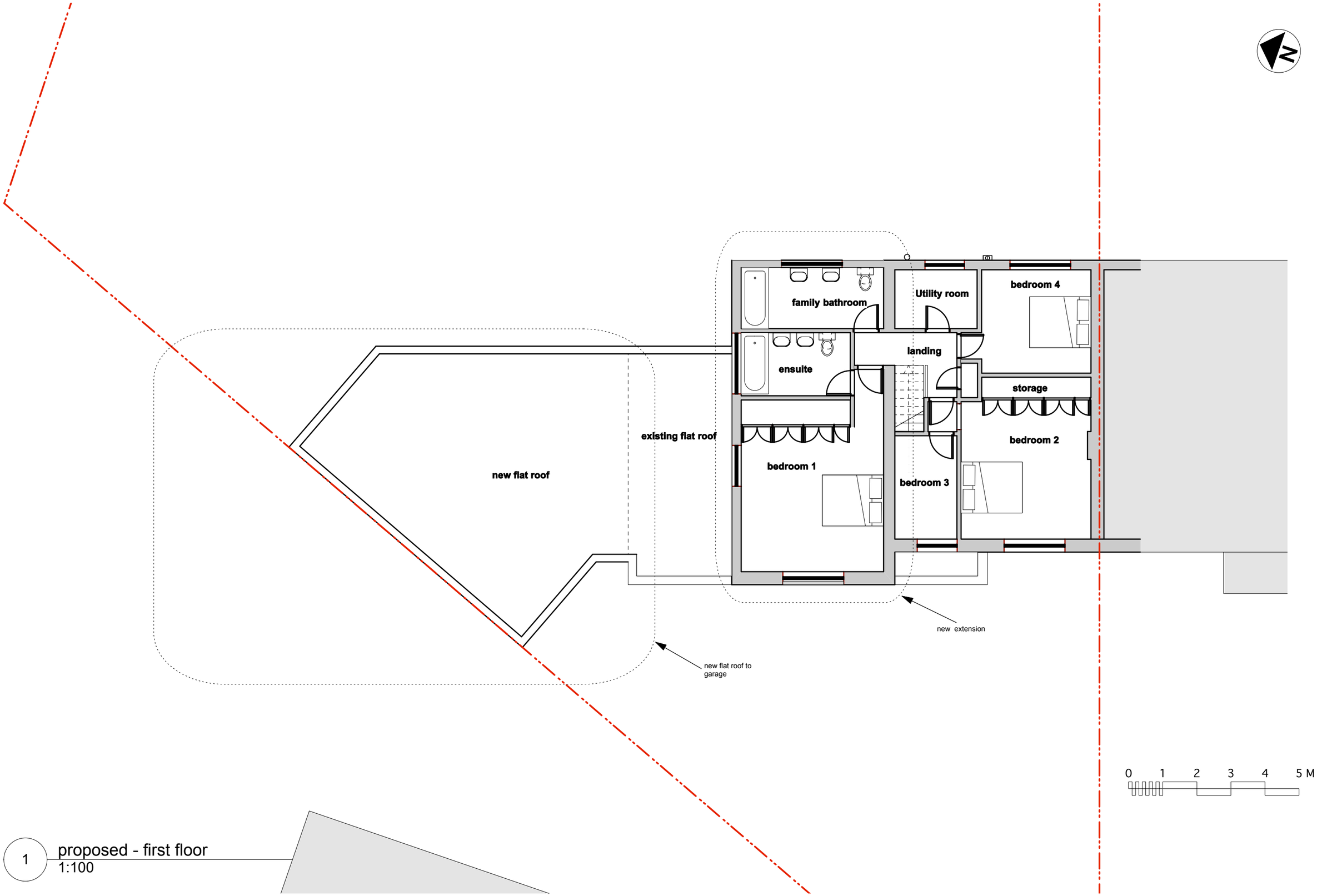
1 existing - first floor
1:100



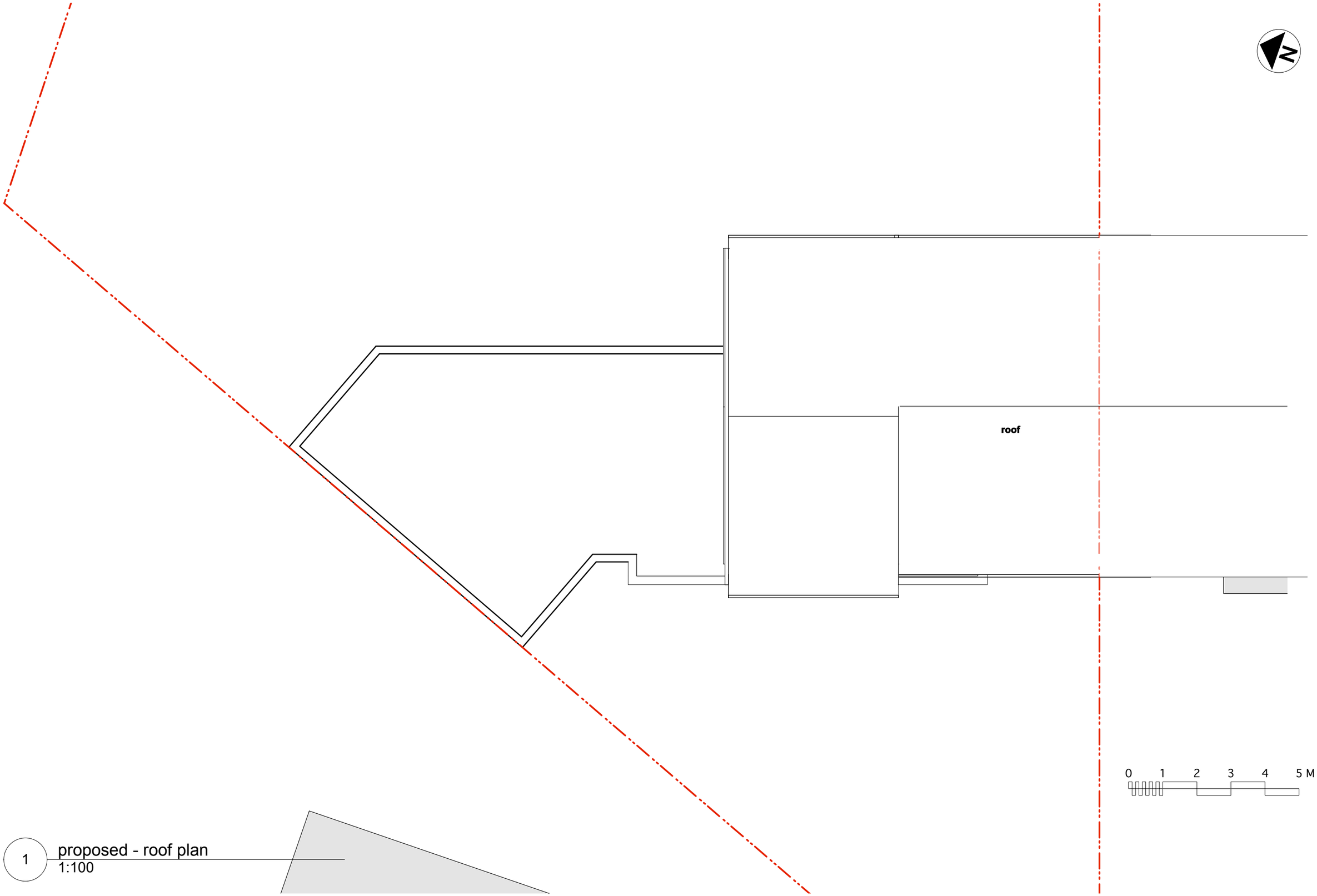
1 existing - roof plan
1:100



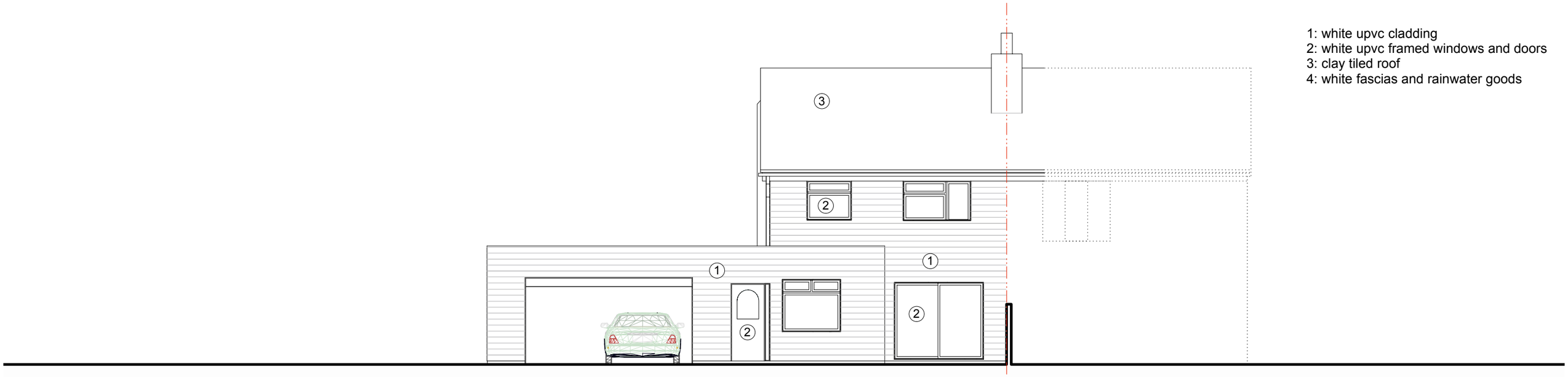
1 proposed - ground floor
1:100



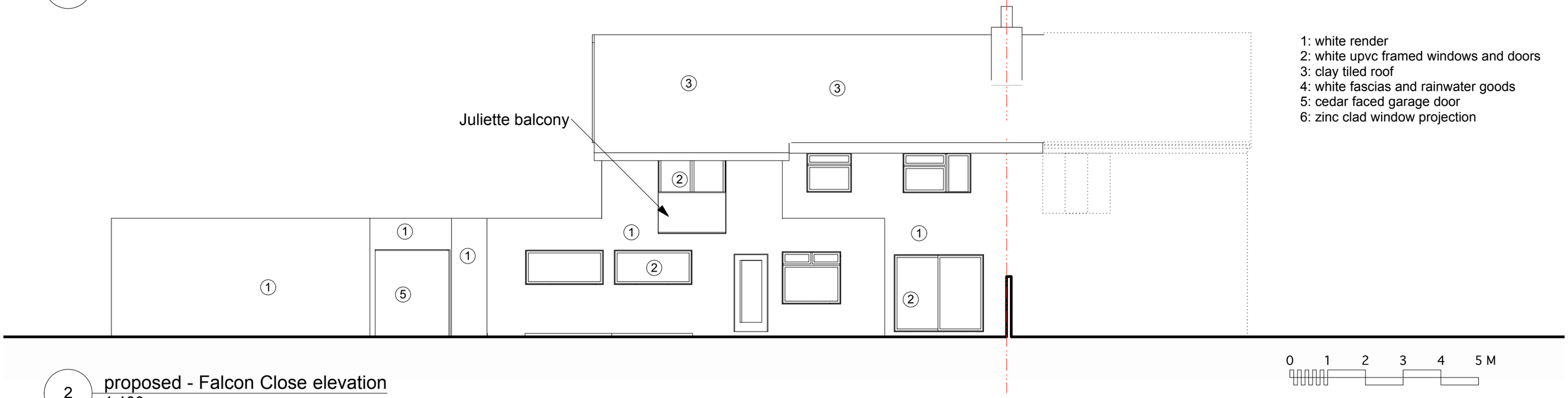
1 proposed - first floor
1:100



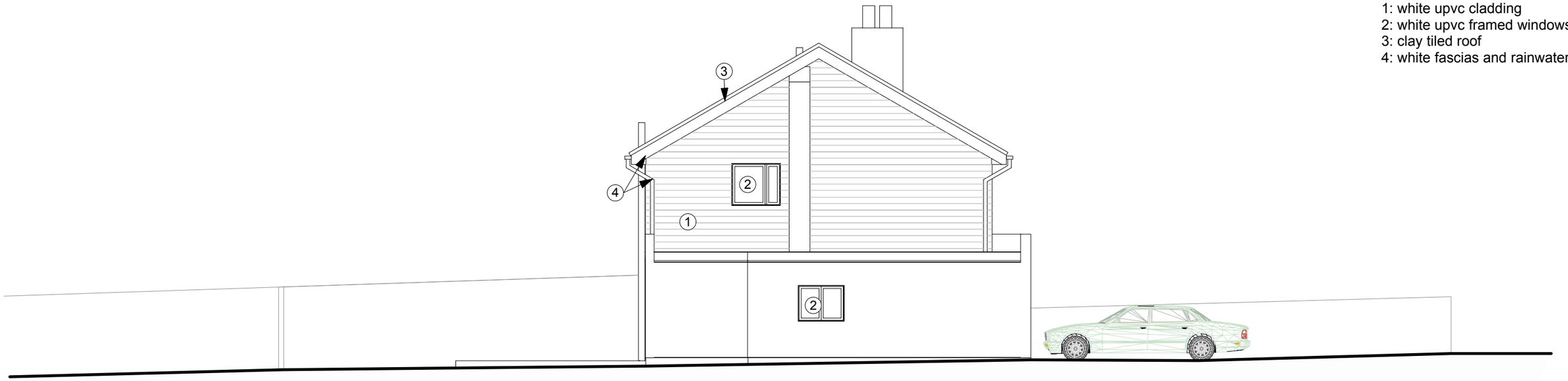
1 proposed - roof plan
1:100



1 existing - Falcon Close elevation
1:100

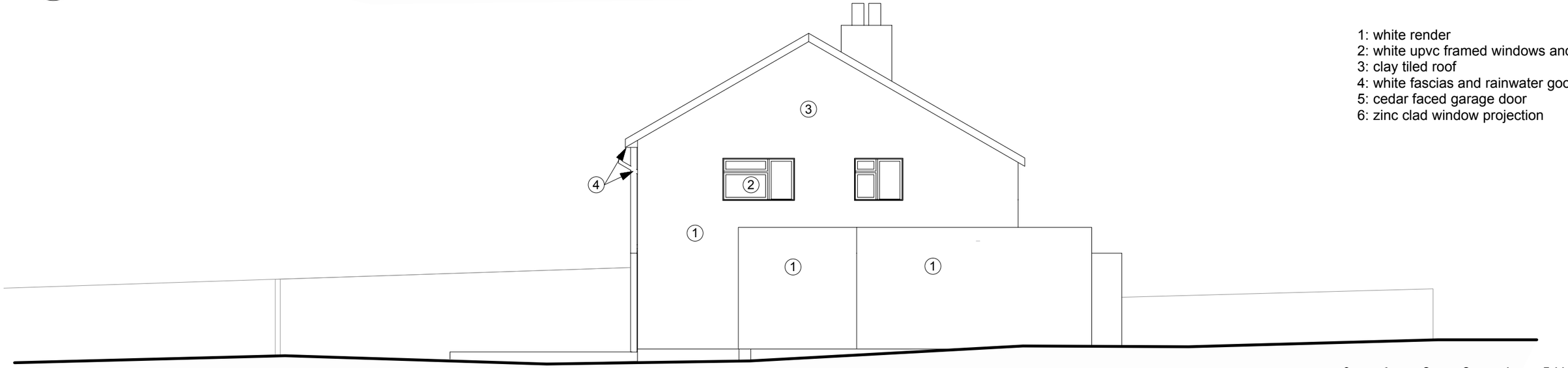


2 proposed - Falcon Close elevation
1:100



1: white upvc cladding
2: white upvc framed windows and doors
3: clay tiled roof
4: white fascias and rainwater goods

1 existing -north elevation
1:100



1: white render
2: white upvc framed windows and doors
3: clay tiled roof
4: white fascias and rainwater goods
5: cedar faced garage door
6: zinc clad window projection

2 proposed - north elevation
1:100

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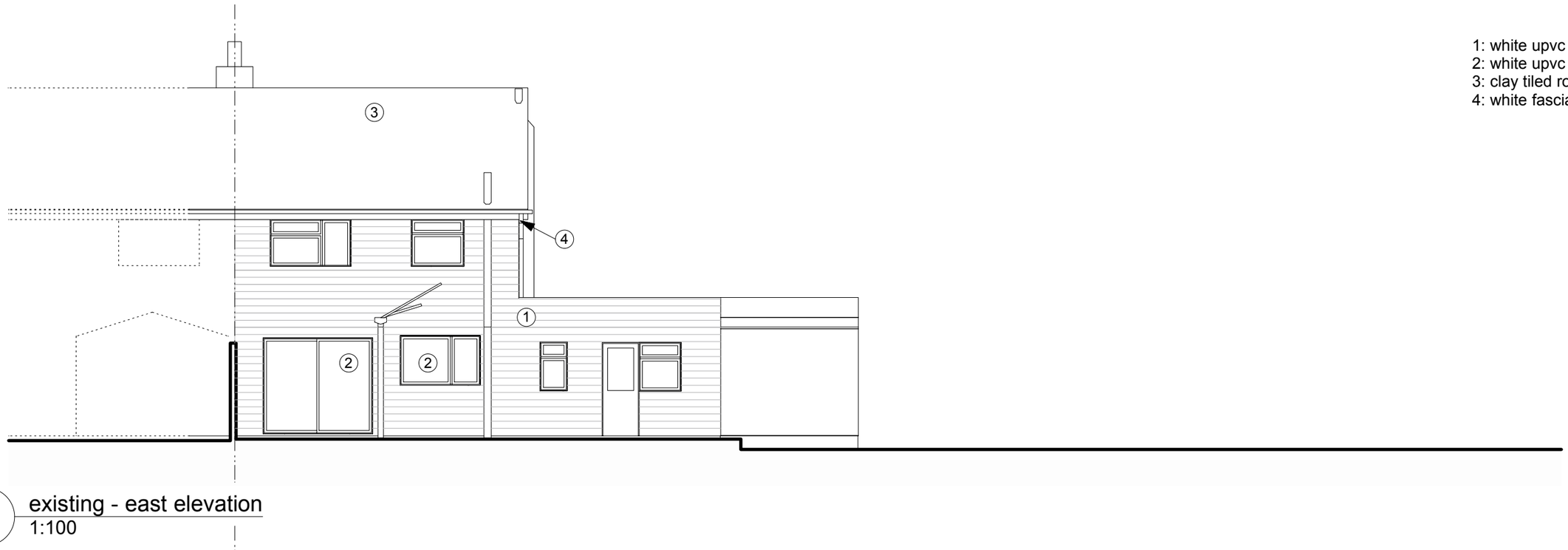
Falletti House
12 Falcon Close, Shoreham by Sea

North elevations: 1105/SK10/b
8th February 2012



1: white upvc cladding
2: white upvc framed windows and doors
3: clay tiled roof
4: white fascias and rainwater goods

1 existing - east elevation
1:100



1: white render
2: white upvc framed windows and doors
3: clay tiled roof
4: white fascias and rainwater goods
5: cedar faced garage door
6: zinc clad window projection

2 proposed - east elevation
1:100