From: ben whitby <benwhitby15@yahoo.co.uk>
Sent: 19 January 2010 10:20
To: Hannah Barker
Cc: stuart@marinetrack.com
Subject: Re: 40 Cheal Close, Shoreham, ADC/0477/09
Attachments: 02 Proposed Rev C.pdf

Dear Hannah

Please find attached revision C proposal with Velux windows reduced on both sides and evenly spaced in relation to internal rooms.
We have more than compromised with the neighbours concerns and now look forward to planning being granted on this latest drawing revision.

Thank you for your time on this matter.

Regards

Ben Whitby

From: Hannah Barker <Hannah.Barker@adur.gov.uk>
To: ben whitby <benwhitby15@yahoo.co.uk>
Cc: stuart@marinetrack.com
Sent: Tue, 19 January, 2010 10:02:04
Subject: RE: 40 Cheal Close, Shoreham, ADC/0477/09

Thank you for your email.

In addition to the obscure glazing to the velux windows would you also look into the possibility of removing some of the velux windows and spacing them out along the roof slope to improve the visual appearance?

Thanks
Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road , Shoreham-By-Sea , BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: ben whitby [mailto:benwhitby15@yahoo.co.uk]
Sent: 15 January 2010 11:08
To: Hannah Barker
Cc: stuart@marinetrack.com
Subject: Re: 40 Cheal Close, Shoreham, ADC/0477/09

Dear Hannah
Thank you for your comments.
Please find attached revision B drawing addressing all issues.
Main issues:
1) Rear extension has been repositioned centrally with the ridge height reduced to a minimum to take existing tile type.

2) Velux windows to have obscured glazing.

We now look forward to the granting of planning permission.

Thanks again for your time on this.

Ben

From: Hannah Barker <Hannah.Barker@adur.gov.uk>
To: ben whitby <benwhitby15@yahoo.co.uk>
Sent: Fri, 15 January, 2010 10:02:23
Subject: FW: 40 Cheal Close, Shoreham, ADC/0477/09

Dear Ben,

Following from my email below and our team meeting yesterday.

Please could you look at my issues raised re: the velux windows to improve this situation.

Also it would be requested that the rear extension be moved to the east nearer to or to be flush with the other side of the building. In addition efforts should be made to lower the ridge height, I appreciate that your clients want a vaulted ceiling and if we could come to a compromise which still allows this feature but reduces the height then this would be acceptable. I look forward to hearing from you, I would require two sets of any amended plans.

Please let me know if you have any queries.

Thanks

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road , Shoreham-By-Sea , BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: Hannah Barker
Sent: 13 January 2010 16:24
To: 'ben whitby '
Subject: 40 Cheal Close, Shoreham, ADC/0477/09

Dear Ben,

Following further consideration of the above planning application I have the following comments to make:

With regards to the raising of the ridge as this is limited to a 1 metre increase and the pitch is not significantly altered, as with no. 229 I consider this alteration to not be significantly out of keeping to affect the character of the locality or the bungalow itself. On balance however the bungalow is within a row of matching bungalows and this alteration could be considered to be out of character, however with reference to 229 it would in my opinion be difficult to resist a similar proposal such as this.

Having visited no. 42 I do not consider that the rear extension or ridge height increase will result in any loss of light or overbearing impact that would warrant a refusal in this case. There is good screening on the boundary and due to the position of the garages there is an increased distance between the extension and windows serving habitable rooms. Although I have not visited no. 38 from the block plan it appears that the garage to the side of no. 38 screens most of the rear extension and the porch also. So there should not be any adverse impact here although I will contact the owner to check on site.

One concern at this stage is the scale of the accommodation provided, (i.e. 5 bedrooms with two entrances) could you confirm that the use is for a single dwelling for a single family. Bedrooms 2 and 3 appear very cramped.

The number and position of the velux windows on both sides of the roof appear excessive and these should be reduced especially on the west side which faces onto the rear garden on no. 42. It is likely that some windows will be conditioned to be permanently non-openable and/or obscurely glazed to avoid overlooking or the perception of being over looked by the adjacent neighbours.

I have a team meeting tomorrow where I will be presenting this case for discussion with my colleagues for their views. I will contact you with the comments, so do not make any amendments at this stage. I will keep you updated.

This email is without prejudice to any decision that the Council may make upon this current application.

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road , Shoreham-By-Sea , BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: ben whitby [mailto:benwhitby15@yahoo.co.uk]
Sent: 12 January 2010 15:06
To: Hannah Barker
Subject: Re: 40 Cheal Close

Thanks Hannah - sorry, i suddenly realised you dealt with 229 Harbour Way after I sent last e-mail. Look forward to hearing from you in the next day or so.

Ben

From: Hannah Barker <Hannah.Barker@adur.gov.uk>
To: ben whitby <benwhitby15@yahoo.co.uk>
Sent: Tue, 12 January, 2010 14:50:42
Subject: RE: 40 Cheal Close

Thanks for both your emails, I am aware of the application as I dealt with it.

I did visit the site yesterday and went to the neighbour at no. 42 as the applicant wasn't in. I will endeavour to contact the applicant to visit again in due course if need be. It is more likely that I will need to visit no. 38 instead to assess the impact on them.

I was planning to contact you with comments once I had looked though the application more thoroughly I will be in touch hopefully tomorrow.

Thanks
Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control,
Adur District Council
Location: Civic Centre, Ham Road , Shoreham-By-Sea , BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

Please think before you print this and save paper

From: ben whitby [mailto:benwhitby15@yahoo.co.uk]
Sent: 12 January 2010 14:45
To: Hannah Barker
Subject: 40 Cheal Close

Hannah

See 229 Harbour Way , shoreham Beach 2008 planning application- 1m raising of ridge to enable roof conversion.

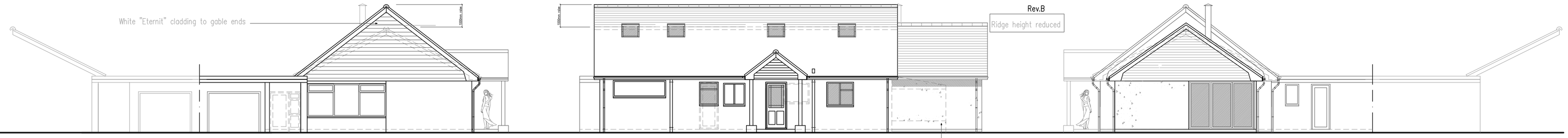
Regards

Ben

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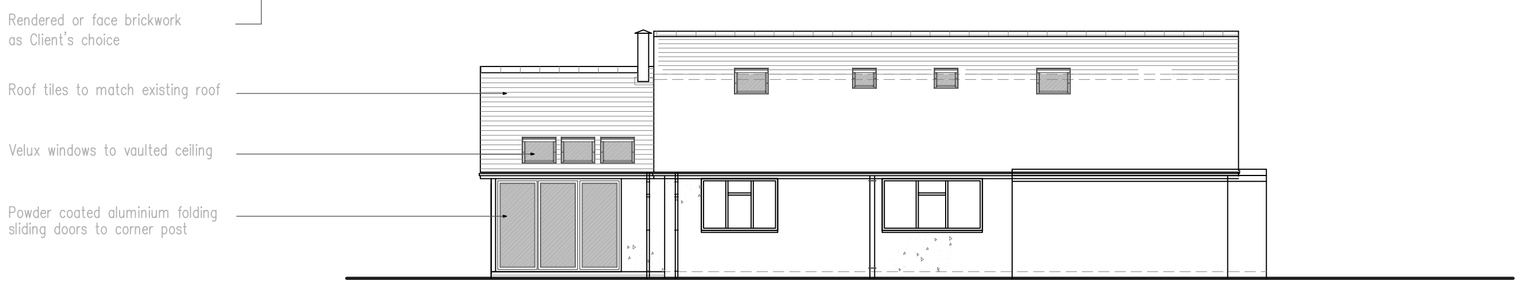
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South Elevation (front)

East (Rear) Elevation

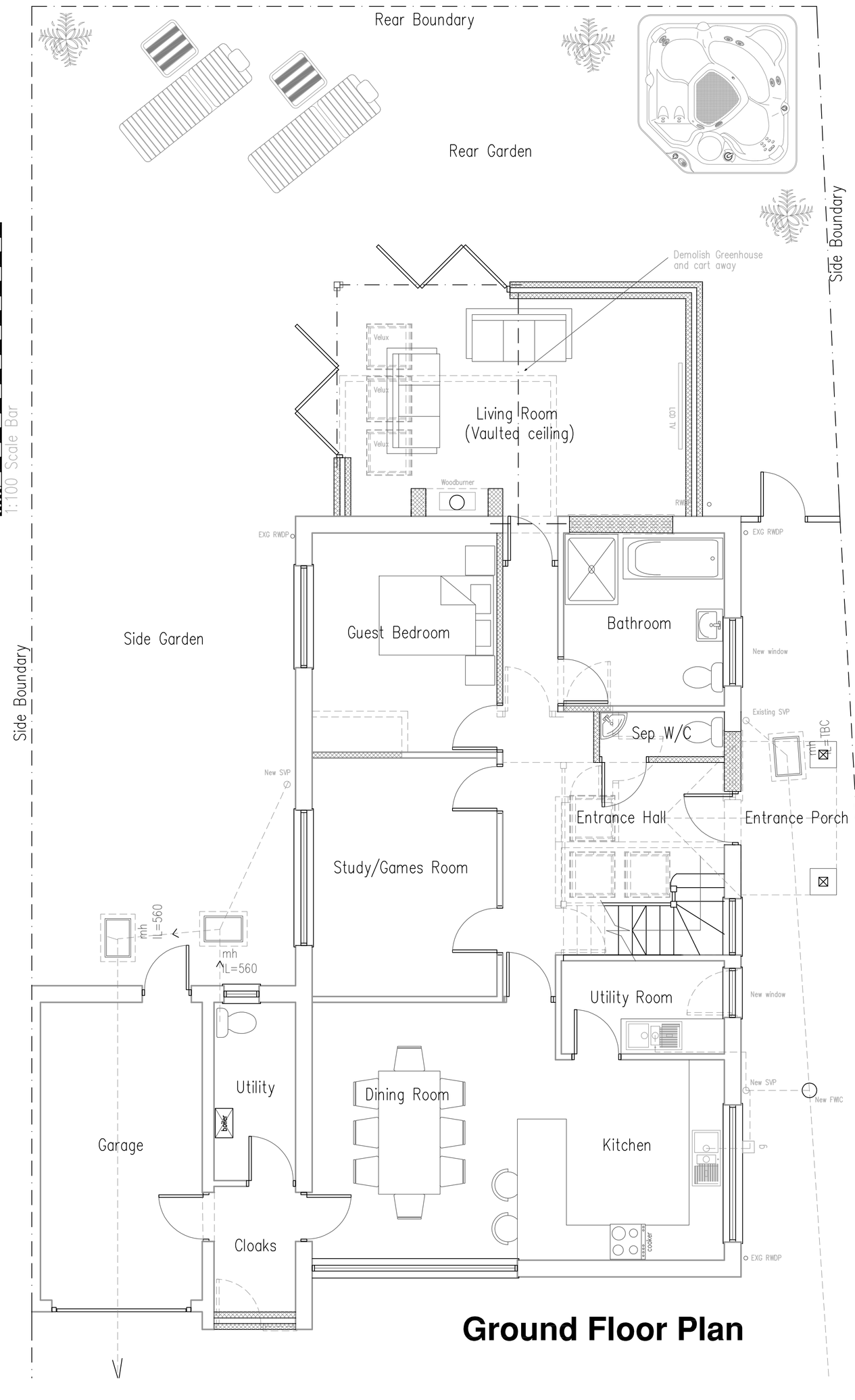
North (Rear) Elevation



West Elevation

1:50 Scale Bar

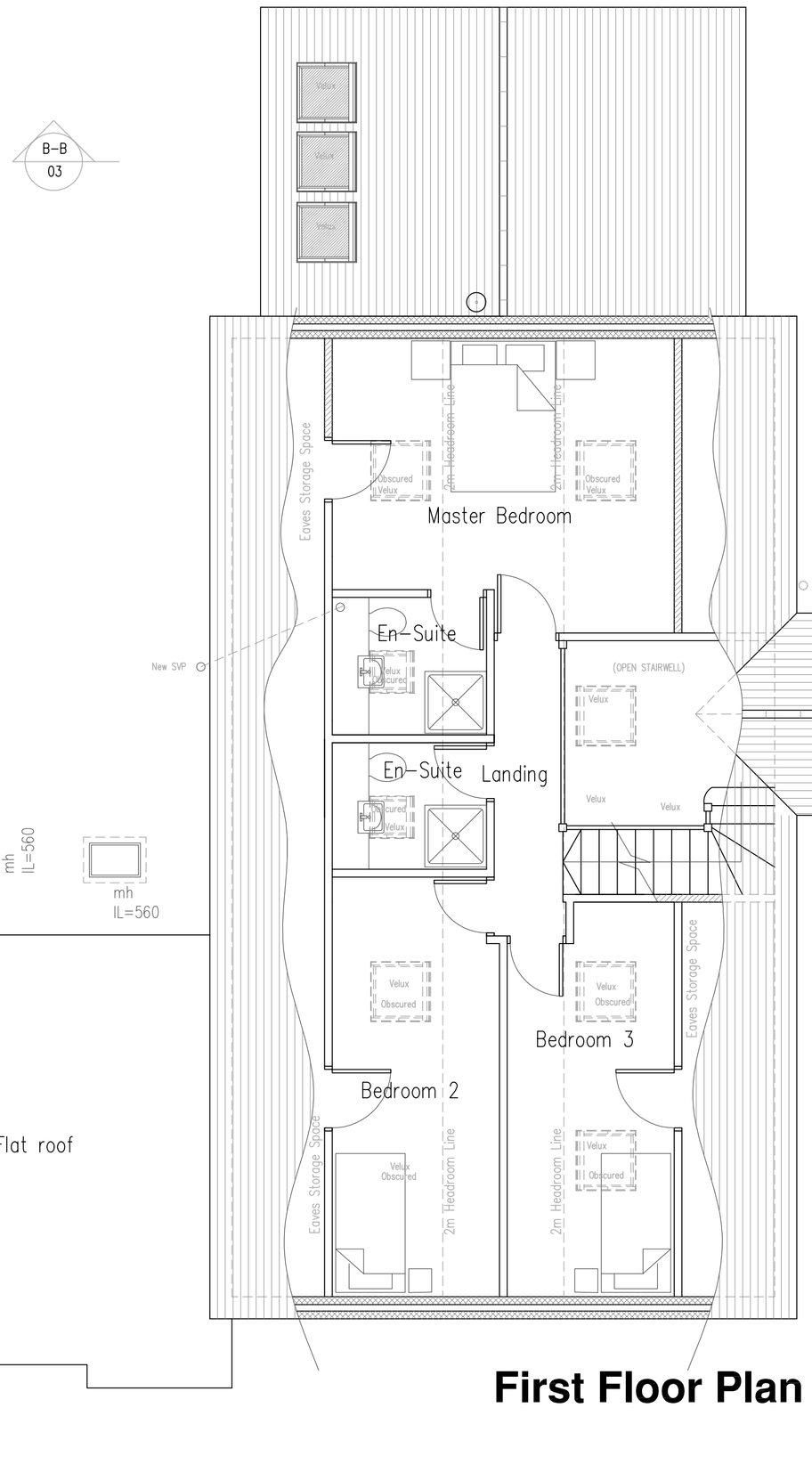
1:100 Scale Bar



Ground Floor Plan

Services Key

- Denotes pull cord
- Denotes light switch (2 way)
- Denotes light switch (timer)
- Denotes telephone
- Denotes television aerial points
- Denotes double socket
- Denotes double socket (floor level)
- Denotes cooker point
- Denotes spur
- Denotes shaver socket incorporating light
- Denotes external water tap
- Denotes wall light
- Denotes ceiling rose
- Denotes spotlight
- Denotes fluorescent tube
- radiator — Denotes radiator
- Denotes PIR detector
- Denotes extractor fan
- SD — Denotes smoke detector
- HD — Denotes heat detector
- meter — Denotes meter



First Floor Plan

DO NOT SCALE FROM THIS DRAWING
DRAWING TO BE READ IN CONJUCTION WITH ALL OTHER ARCHITECTS & STRUCTURAL ENGINEER'S CONTRACT DRAWINGS & SPECIFICATIONS.
ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS.
SUBSTITUTE MATERIALS & PRODUCTS TO THOSE NAMED WILL BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE AND NOT IN CONFLICT WITH OTHER ELEMENTS.

C	19.1.2010	Amended to Planners comments
B	15.1.10	Amended to Planners comments
A	12.11.09	Amended to client's requirements

Project:

Proposed Extensions
At:
40 Cheal Close
Shoreham Beach
Shoreham By Sea
West Sussex
BN43 5DB

Drawing title:

Plans & Elevations As Proposed

Client: Mr & Mrs Nicholls

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bjw

01273 441009 (after 6pm)
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e-mail: benwhitby15@yahoo.co.uk

Scale:	Paper size
1:100 1:50	A1
Date: 9.11.09	Drawn: BJW
Drg. No. 02	Rev'n C

Note: All dimensions to be checked on site.