From: Peter Barnett
Sent: 20 November 2009 15:54
To: 'Roger Fagg Architects'
Subject: RE: 77 Greenways Crescent

Dear Mr Fagg

As promised I am writing to let you know the collective views on the application following our team meeting yesterday.

The general feeling was that the proposal was unacceptable for the reason that the access arrangements would be likely to lead to disturbance to occupants of both 75 and 77 Greenways Crescent. The driveway is narrow and passes close to the front door of No.77 as well as the extension at No.77 and the side of No.75. While there is the possibility of demolishing the extension at No.77, it is not considered that this would be sufficient to overcome the concerns about the proximity of the access to existing dwellings due to the angle of the neighbouring houses which both face in towards the driveway. Additional traffic and general activity along the driveway would be likely to lead to unacceptable disturbance and loss of amenity for existing occupiers.

The shape of the plot and the large footprint of the proposed dwelling was considered to result in an awkward arrangement, with the front of the bungalow and its turning area being very close to the rear of No.77 and the spacing between the bungalow and the side boundary to No.77 quite tight at its narrowest point. The suggested re-siting of the bungalow, as set out in your email, would improve this relationship but at the cost of being too close to the rear and southern boundaries. This only serves to highlight the awkward nature of the plot and the difficulty in successfully siting a dwelling here.

I have had regard to the development at Nursery Close but do not consider this to be a comparable situation. On that development, an existing property was demolished and the dwellings have their own access which does not pass through a pinch point between existing dwellings.

The development at 12 Parkside has also been assessed in relation to this scheme and that too is considered to be sufficiently different in nature to not be seen as a precedent for this development. That dwelling has its own access (which already existed and was previously used to serve 3 garages) and sits some distance from the nearest dwellings, reducing the impact on adjoining occupiers.

I regret therefore that I cannot support the application for a bungalow on this plot. I consider it be out of character with other development in the area, resulting in an unsatisfactory relationship with existing dwellings which is exacerbated by the narrow access. I will therefore be recommending the application for refusal under the Council's Scheme of Delegation.

Please let me know whether you wish to proceed to a refusal or wish to withdraw the application by 27 November. Please contact me if you would like to discuss the matter further.

Yours sincerely

Peter Barnett

Peter Barnett – **Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
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Please think before you print this and save paper

From: Roger Fagg Architects [mailto:rfa@sky.com]
Sent: 19 November 2009 08:25
To: Peter Barnett
Subject: 77 Greenways Crescent

Dear Peter,

I have been asked by my client Mr Stojcevski to contact before you have your meeting with your colleagues later today.
He is of the view that you are concerned with the relationship between no 77 and the proposed bungalow and that one
suggestion to improve this is to move the bungalow nearer to the south and west boundaries.

He has suggested it be 1m from both, i.e right in the s.w. corner of the plot, although I think that will increase it's impact on
mo 75 and the properties in Parkside.

In essence he is keen that we been given the oportunity to re-jig the proposals if this would lead to a recommendation for
approval. I look forward to receiving your comments following your meeting in due course.

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