From:	RJA Planning & Building Consultants Ltd
Sent:	18 June 2015 10:39
To:	'Gary Peck'
Subject:	RE: Single storey rear extension at 127 Greenways Crescent (AWDM/0605/15)
Attachments:	15538-01 Revision C.pdf; 15538-Loc Rev A.pdf

Hi Gary,

Please accept the attached drawings as an amendment to the current application.

Regards

Rex



Rex Adams MCIAT, ICIOB
RJA Planning & Building Consultants Ltd
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

Tel/Fax: 01273 467297
Mobile: 07971375739
Email: rex@rjapbc.co.uk

Skype: rjapbc
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From: Gary Peck [mailto:gary.peck@adur-worthing.gov.uk]
Sent: 17 June 2015 14:44
To: RJA Planning & Building Consultants Ltd
Subject: Re: Single storey rear extension at 127 Greenways Crescent (AWDM/0605/15)

Rex

Thank you for confirming the change and I look forward to receiving the amended plans in due course. I don't see a problem with the alteration to the roof but we would reconsult the neighbour. However, I would want the consultation period to be completed by the committee meeting so that we can make a decision on the evening. To that end, it would be useful to receive the amended plans no later than next Monday.

Thanks

Gary

On 17 June 2015 at 08:54, RJA Planning & Building Consultants Ltd <rex@rjapbc.co.uk>wrote:
Hi Gary,

I will be amending the drawing to 4.5m on the western boundary.

If I were to change the roof to a flat roof behind a parapet wall would this need to go back out for neighbour consultation? I have attached a drawing so you can see what I mean.
Could you give me a quick call on 07971375739 today please.

Thanks

Rex


rjapbc

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From: Gary Peck [mailto:gary.peck@adur-worthing.gov.uk]
Sent: 16 June 2015 15:27
To: RJA Planning & Building Consultants Ltd
Subject: Re: Single storey rear extension at 127 Greenways Crescent (AWDM/0605/15)

Rex

I have spoken to James Appleton we are happy to accept 4.5 metres. Unfortunately, though, I have to go to Committee if I am recommending approval on that basis because it is contrary to our SPD and I have no delegated powers to approve anything which is contrary to the SPD.

The next meeting is on 6 July. I will of course explain in my committee report that it is a technicality permission is required, notwithstanding the SPD.

Gary

On 12 June 2015 at 13:12, RJA Planning & Building Consultants Ltd <rex@rjapbc.co.uk> wrote:

Hi Gary,

I have forwarded your email on to my client. I think they are going to ponder over it during the weekend, I should hopefully be able to give a decision early next week.

As it stands are you going to recommend for refusal? I would like to know as I need to explore the possibility of an appeal if this is the case.

Regards

Rex



rjapbc

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From: Gary Peck [mailto:gary.peck@adur-worthing.gov.uk]
Sent: 11 June 2015 11:40
To: rex@rjapbc.co.uk
Subject: Fwd: Single storey rear extension at 127 Greenways Crescent (AWDM/0605/15)

---------- Forwarded message ----------
From: **Gary Peck** <gary.peck@adur-worthing.gov.uk>
Date: 11 June 2015 at 11:38
Subject: Single storey rear extension at 127 Greenways Crescent (AWDM/0605/15)
To: rex@japbc.co.uk

Dear Rex

I have been assessing the above application.

Having studied the previous planning history of the site, I note that a previous rear extension was allowed in 2003 only after it had been reduced in length to 3.5 metres. Subsequent advice was provided by the Council that suggested a revised proposal would need to be of a similar length.

Although this advice was provided some years ago, the relevant policy guidance still applies.

I am of course appreciative that the requirement for planning permission, rather than the current notification system, is only because of the small step in the rear wall meaning that the proposal is counted as coming off a side extension.

However, as planning permission is required, it needs to be assessed against the relevant guidance. The extension to the western side measures 5.0 metres on the block plan (I assume the elevation includes the overhang of the adjoining property) which would exceed

the Council standard of 3.5 metres by some distance.

Given the current regime for rear householder extensions, I do not necessarily consider that the extension should be reduced to 3.5 metres on the western side, but clearly given the guidance, 5.0 metres exceeds that by some way. A suitable compromise (and in view of the lack of objection from the neighbour who I spoke to on my site visit) would be to project 3.5 metres from the eastern side, equating it appears to 4.2 metres on the western boundary.

I would be grateful if you could consider amending the plans on that basis.

Pleas note that the above comments are made without prejudice to any future decision of the Council.

Regards

Gary

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Gary Peck | Planning Services Manager | Adur & Worthing Councils
01903221406 | http://www.adur-worthing.gov.uk

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Gary Peck | Planning Services Manager | Adur & Worthing Councils
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