From: stephen jupp <stephenjupp@me.com>
Sent: 19 September 2012 10:39
To: Rebekah Smith
Subject: Re: 69 Crabtree Lane, Lancing AWDM/0955/12
Attachments: Sheet 4B - Site Plan.pdf; Sheet 8A - Bin Stores.pdf

Importance: High

amended site plan and details of bin store attached
steve

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
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West Sussex
PO21 5BX

t: 01243 822113
m: 07777 618886
e: steve@planning-solutions.co.uk

On 18 Sep 2012, at 17:47, Rebekah Smith <Rebekah.Smith@adur-worthing.gov.uk> wrote:

> I think the footprint you showed on your previous bin store drawing would accommodate 2 x 240l bins. I think this would be adequate for each flat (ie 2 bins each).
>
> Rebekah
>
> Rebekah Smith - Senior Planning Officer Mondays, Tuesdays and Thursdays| Planning, Regeneration and Wellbeing, Adur and Worthing Planning Services
> Location: Portland House
> Internal: 1313 | External: 01903 221313 | E-mail: rebekah.smith@adur-worthing.gov.uk
>
> ---
>
> **From:** stephen jupp [mailto:stephenjupp@me.com]
> **Sent:** 18 September 2012 17:28
> **To:** Rebekah Smith
> **Subject:** Re: 69 Crabtree Lane, Lancing AWDM/0955/12
>
> Rebekah
> is there a standard size you require?
> 2 bins for each unit?

steve

On Sep 18, 2012, at 05:14 PM, Rebekah Smith <Rebekah.Smith@adur-worthing.gov.uk> wrote:

> Dear Stephen,
>
> Thank you for your email and drawings with amendments. I note your comments on the side lean-to and although it would have been an opportunity to improve the situation I do not think that a refusal would be justified and so I would suggest that the application proceeds on that basis. However, to avoid a condition requiring details of the bin store to the front, can you provide a detail upfront to avoid a further submission?
>
> Regards,
> Rebekah
>
> Rebekah Smith - Senior Planning Officer Mondays, Tuesdays and Thursdays| Planning, Regeneration ar
> Wellbeing, Adur and Worthing Planning Services
> Location: Portland House
> Internal: 1313 | External: 01903 221313 | E-mail: rebekah.smith@adur-worthing.gov.uk

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From: stephen jupp [mailto:stephenjupp@me.com]
Sent: 12 September 2012 10:07
To: Rebekah Smith
Subject: Re: 69 Crabtree Lane, Lancing AWDM/0955/12
Importance: High

Rebekah

further to you email of 30th August i can confirm that amended plans are attached to this email to address the technical accuracy issues that you raised. as part of these amendments sheet number eight which relates to cycle and store details should now be deleted

in terms of the planning merit aspects i have discussed these with my client and will offer the following professional opinions:

Side porch:

The entrance door to the porch is not a high gate but a painted door with security locks. the porch is not for storage and it is unfortunate that the new tenant at first floor has not moved all his belongings upstairs. however this will be addressed. The porch was built to provide a shelter to the house at the wind used to whip through the tunnel between the two houses - the erection of the porch has solved this. It has been there since the first change was allowed when the shop existed. Lighting to the porch is provided by the way of the polycarbonate roof.

We therefore consider that the porch is acceptable and should be retained.

subdivision of garden:

While the applicant would wish to keep the rear garden as it is, in order to meet your concerns we have agreed to subdivide the garden in order each for occupier has their own private area.

Rear shed:

The rear shed will be retained and will be used for shared secure cycle parking.

I can confirm that there is no rear access

Bin:

the bin storage has been shown at the front were it currently exists.

I trust that you will be able to support this planning permission. However if you remain concerned about any issues please do not hesitate to contact me.

Regards

Steve Jupp

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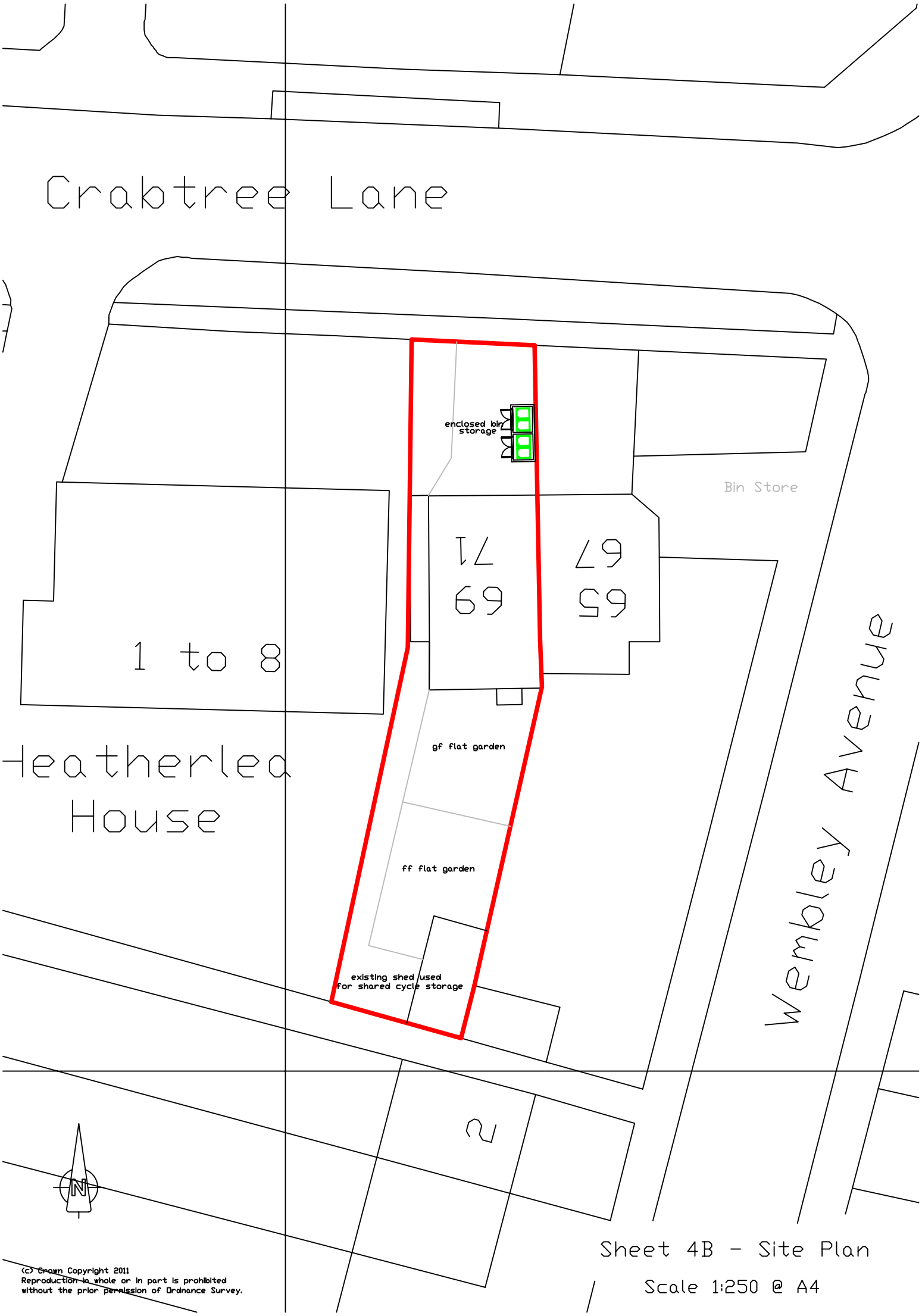

Sheet 4B - Site Plan

Scale 1:250 @ A4

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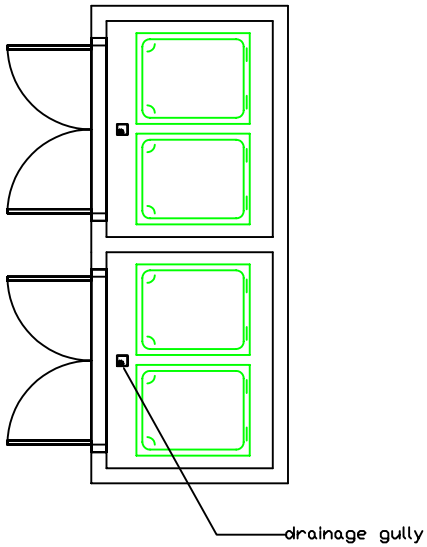
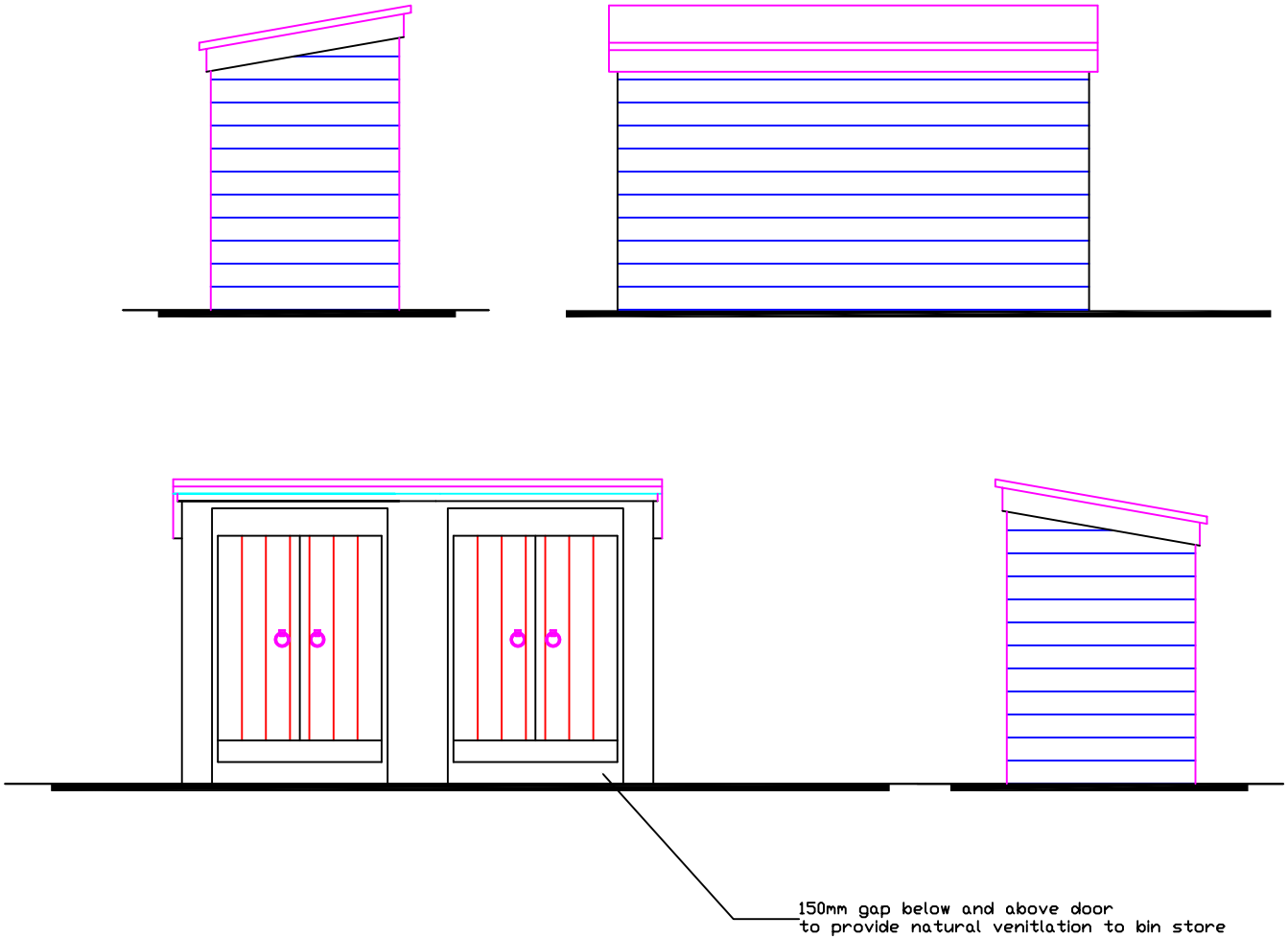
BIN STORES





Sheet 8A

Scale 1:50 @ A4