From: Carl Moore <carl@atterburymoore.co.uk>
Sent: 31 October 2014 09:00
To: Lawrence Simmons
Cc: annekinchett@hotmail.co.uk
Subject: 162 Western Road, Sompting
Attachments: 162 Western Road.pdf

Dear Mr Simmons

With regard to my earlier e-mail please find attached revised drawings that show the extension reduced to 3.5m as requested.

Kind regards

Carl Moore
Atterbury Moore Associates

From: Carl Moore
Sent: 31 October 2014 07:31
To: 'Lawrence Simmons'
Cc: 'annekinchett@hotmail.co.uk'
Subject: RE: 162 Western Road, Sompting

Dear Mr Simmons

I can inform you that the client, Mrs Kinchett has reluctantly decided to reduce the extension to 3.5m. I will amend the plans in the next couple of days and send them over to you.

Kind regards

Carl Moore
Atterbury Moore Associates

From: Lawrence Simmons [mailto:Lawrence.Simmons@adur-worthing.gov.uk]
Sent: 28 October 2014 11:22
To: Carl Moore
Subject: RE: 162 Western Road, Sompting

Mr More

Unfortunately I cannot contact the applicant at the moment and should appreciate it if you as her agent were to explain the Council's requirements.

With regards

From: Carl Moore [mailto:carl@atterburymoore.co.uk]
Sent: 27 October 2014 16:20

To: Lawrence Simmons
Cc: annekinchett@hotmail.co.uk; Planning
Subject: FW: 162 Western Road, Sompting

Dear Mr Simmons

The client, Mrs Kinchett has contacted me again. I have just phoned your office but understand you do not work on a Monday but should be available tomorrow (Tuesday). I should therefore be very grateful if you could call Mrs Kinchett tomorrow before 9.30am as she is going out for the day. It would be much appreciated as she is very keen to speak to you before any decisions are made. Once again her telephone number is 01903 766278.

Many thanks

Carl Moore
Atterbury Moore Associates

From: Carl Moore
Sent: 27 October 2014 09:38
To: 'Lawrence Simmons'
Cc: 'planning@adur-worthing.gov.uk'; 'annekinchett@hotmail.co.uk'
Subject: RE: 162 Western Road, Sompting

Dear Mr Simmons

I understand the client Mrs Kinchett has tried to phone you several times to discuss her planning application and she has left several messages, however unfortunately I believe you keep missing each other. I should therefore be very grateful if you could contact Mrs Kinchett today on telephone number 01903 766278 to discuss the current planning application. I understand she will be going out today between 10.10am and 1pm.

I am aware that the application expires in 2 weeks and Mrs Kinchett would just like to understand the reasons why you would like her to reduce the depth of the proposed rear extension.

Many thanks

Carl Moore
Atterbury Moore Associates

From: Lawrence Simmons [mailto:Lawrence.Simmons@adur-worthing.gov.uk]
Sent: 08 October 2014 12:48
To: Carl Moore
Subject: RE: 162 Western Road, Sompting

Mr Moore

Irrespective of any comments etc. from neighbours, in the case of a planning application I will be obliged to apply adopted policies and standards and therefore will seek alteration of any extension over 3.5m deep. This would also serve to safeguard the living conditions of any subsequently occupying party in neighbouring property. Otherwise a Prior Notification application will stand and fall on neighbour responses or the absence thereof.

Please clarify how you wish to proceed.

With regards

From: Carl Moore [mailto:carl@atterburymoore.co.uk]
Sent: 08 October 2014 12:32
To: Lawrence Simmons
Cc: annekinchett@hotmail.co.uk
Subject: RE: 162 Western Road, Sompting

Dear Lawrence

I refer to your e-mail below regarding the proposed extension at the rear of 162 Western Road, Sompting.

I have spoken to the client, Mrs Anne Kinchett this morning and based on your advice so far we would like to make the following comments prior to any final decision being made:-

1. Mrs Kinchett consulted with both immediate neighbours in July and got them both to sign a letter confirming that they are happy with the proposed 4.0m flat roofed extension. This was done prior to the application to ensure that they would have no concerns. The neighbour to the north was pleased with the proposals as this meant she could replace her existing chain linked fence with a wall. Since the application the client and the neighbour to the north have a signed a Party Wall agreement. I also note in your e-mail you mention that no-one has objected to proposals. Therefore this would suggest that there are no concerns from the neighbour to the north, even though you have suggested your main concern is the neighbour to the north. Mrs Kinchett has offered to copy these letters and send them to you if you would like these as proof.
2. We have noted from the web site that Sompting Parish Council have supported the planning application.
3. As we have suggested in our exchange of emails, the client could construct a pitched-roof rear extension under Permitted Development, up to 6.0m from the rear of the house. As we have noted, the height of the eaves should not exceed the existing eaves height and the total height should not exceed 4.0m. I understand that Prior Notification would be required (ie no objection from the neighbours). I have attached a drawing showing the elevations of the proposal and added a pitched roof marked in red. I have also highlighted in green the small amount of roof that would exceed PD on the flat roof. The client and I believe that a pitched roof would make the situation far worse for the neighbour and we are certain that she would prefer the proposed flat roof (as per signed letter) rather than a pitched roof that would clearly be 1.1m higher than what is proposed and would indeed take further light from her garden.

The client is very keen to retain the 4.0m extension in order to fit the furniture she would like to purchase within the extension. She is also very keen not to upset any neighbours and this is the reason

why she consulted with them before submitting the planning application. I should therefore be very grateful if you could review these issues and let me know your thoughts prior to your decision.

Many thanks for your continued assistance.

Kind regards

Carl Moore
Atterbury Moore Associates

From: Lawrence Simmons [mailto:Lawrence.Simmons@adur-worthing.gov.uk]
Sent: 07 October 2014 16:17
To: Carl Moore
Subject: RE: 162 Western Road, Sompting

Mr Moore

In answer to your enquiry I can advise as follows:

The Adur Worthing approach on PD for these extensions is as set out in the Technical Guidance provided by DCLG on eaves height; i.e., the height of the addition must be no higher than a point taken by extrapolating the proposed wall through the existing roof and your submitted drawing therefore falls just outside the margins for PD. A slightly lower roof height for the extension would be needed to comply with the provisions and as you infer a Prior Notification application would be acceptable if this slight change is feasible. There have been no neighbour objections.

Otherwise, yes, 3.5m maximum depth would be sought for an application for planning permission proper and in this instance, I think the main issue would be with the neighbour to the north.

I am not clear on what form of pitched roof you propose and how this would be oriented. If it is above the eaves at the ridge or any point it will not be PD.

The 1m rule of thumb is as per the Adur guidance on householder extensions and has been applied in Appeals.

With regards

From: Carl Moore [mailto:carl@atterburymoore.co.uk]
Sent: 06 October 2014 10:54
To: Lawrence Simmons
Subject: FW: 162 Western Road, Sompting

Dear Mr Simmons

Please could you confirm that you have received the e-mail below.

Many thanks

Carl Moore
Atterbury Moore Associates

From: Carl Moore
Sent: 29 September 2014 11:04
To: 'lawrence.simmons@adur-worthing.go.uk'
Subject: 162 Western Road, Sompting

Dear Mr Simmons

I refer to your letter dated 25th September 2014 regarding the proposed rear extension at 162 Western Road in Sompting. I have tried to call you today but I understand you are on leave until tomorrow (Tuesday). Before I discuss this matter with the client I should be grateful if you could advise me on the following:-

- Ideally the client would like to undertake these works under Permitted Development. However, I consider these works to require planning permission as we are building higher than the existing eaves level. Some Planning Authorities have different views on this. Please could you confirm the views of Adur and Worthing on this subject.

- If necessary I could advise the client to construct a pitched roof up to a height of 4.0m, thus retaining the same eaves height. In order to undertake the works as Permitted Development I accept that I would need to withdraw the current application and submit a Prior Notification application (for extensions up to 6.0m). If this is the case please could you advise me if any neighbours have objected to the current proposals? If they have then there would be little point in going down this route.

- In summary: to achieve the 4.0m deep extension I believe my only option would be to change the roof structure to a pitched roof (to avoid raising the eaves height), submit a prior notification and hope the neighbours do not object to the extension. The client has spoken to the neighbours and they have raised no concerns, however they may have done this without realising this is information can be shared.

- You have mentioned the 1.0m that some Authorities have adopted, including Arun DC. Can you confirm if this is an Adur DC rule?

- Alternatively I will ask the client if they would like to reduce the extension to 3.5m

Thank you for your assistance,

Kind regards

Carl Moore
Atterbury Moore Associates

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