From: Richard Small
Sent: 27 February 2018 11:57
To: Hannah Barker
Subject: Re: 9 Ravens Road AWDM/1972/17

Hi Hannah,

These are much better. The only other point would be in relation to the front door. The two existing properties both appear to have natural wood finish front doors. If we can condition this then hopefully we can avoid a UPVC door, as they never look right in a property of this style.

Regards
Richard

On 27 February 2018 at 10:14, Hannah Barker <hannah.barker@adur-worthing.gov.uk> wrote:

9 Ravens Road AWDM/1972/17

Hi Richard,

Please see below the revised plans for Ravens Road. I think these look good and follow your advice? I have not formally readvertised these. I wanted to make sure you had no further advice as to how these can be improved.

I look forward to your comments.

Thanks
Hannah

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HH

---------- Forwarded message ----------
From: **Alistair Dodd** <info@adcbrighton.co.uk>
Date: 26 February 2018 at 13:51
Subject: RE: 9 Ravens Road AWDM/1972/17
To: Hannah Barker <hannah.barker@adur-worthing.gov.uk>

Dear Hannah,

Please find attached our revised drawings No ADC 1074/04C, 05B, 06B and LP C. I have update the scheme in line with your comments below and have added a contextual street elevation as well as garage elevations.

We agree to the extension of time if you still need it but unfortunately I do not have access to drawings from the 2000 refusal.

Regards,

Alistair

Alistair Dodd Consulting Ltd

72a Beaconsfield Road

Brighton

East Sussex

BN1 6DD

Tel. 01273 669466

www.adcbrighton.com

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From: Hannah Barker [mailto:hannah.barker@adur-worthing.gov.uk]
Sent: Monday, February 26, 2018 9:26 AM

To: Alistair Dodd
Subject: Re: 9 Ravens Road AWDM/1972/17

Dear Mr Dodd,

Thank you for the update, please could you confirm that you agree to an extension of time, to allow this matter to progress. Also as mentioned earlier do you have access to any of the refused plans from the previous refusal in 2000.

Thanks

Hannah

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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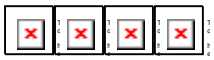

On 22 February 2018 at 10:59, Alistair Dodd <info@adcbrighton.co.uk> wrote:

Dear Ms Barker,

Thank you for those thoughts which we have taken on board. We are in the process of amending the drawings and will get them back to you shortly (hopefully today).

Regards,

Alistair

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From: Hannah Barker [mailto:hannah.barker@adur-worthing.gov.uk]
Sent: Monday, February 19, 2018 4:56 PM
To: Alistair Dodd
Subject: Re: 9 Ravens Road AWDM/1972/17

Dear Mr Dodd,

Thank you for your latest plans and consideration.

I have considered the proposals fully and discussed with my design and conservation architect and our views are as follows: -

Despite the previous refusals we do feel there is scope here for a new dwelling. The visual impact and character are important issues here. Considering how the new building will relate to the existing attractive and characterful pair of semi detached buildings and the street scene. The new building needs to relate closely to the units it is attached to.

9 Ravens Road was built as one of a pair of handed semi detached properties, with fully hipped roofs. The pair were then unbalanced when the gable ended roof and two storey rear extension were added. This change should be a material consideration when looking to add another unit, creating a terrace.

The proposals not only set the new unit back further into the site, but the street elevation also appears to be a less articulated and simpler to construct version of the existing semis. The form of the bay and the gable above it, the oriel window, and the deep recess to the front door are all important features of the original pair. These have not been replicated as per the original, but with a lesser satisfying version.

The addition of a third unit with matching street elevational details would be an opportunity to regain some harmony in the roof form, if the building line is continuous. Setting back the new unit and dropping the ridge misses the opportunity to harmonise the block and deal with the extended roof form. In design terms the setback is totally unnecessary.

It is considered that by adding an identical unit to the right of no. 9 with the front door to the right and bay to the left with a hipped roof will bring the form back together. (this would also avoid the awkward relationship between gable projection and the hipped roof as the projection would be set in from the fully hipped roof.)

A further issue for consideration and amendment here is the new extended hardstanding area. From a street scene, aesthetics point of view the proposal of three car parking spaces in a row with a wide expanse of hard stand is not pleasing. Although it is acknowledged that there is an expanse of hard surface existing this will be increased with an additional space in front of no. 9. The submitted plans show a dotted line showing the wall to be removed this appears to be incorrectly shown on the drawing it is currently in front of the front door of no. 9 not the garage. Could this proposed hardstand be narrower? could some wall, brick piers be retained/created here? A soft landscaped section between the dwellings? or a pathway leading to the new front entrance with gate/pillars marking it as such? (bearing in mind the front door will be along the outside of the building. Working to give the frontage a more traditional form whilst still being functional? Could you look into options here? a full width of hardstand here is out of character, despite the necessity for parking.

I hope you can give full consideration to the above and I welcome amended plans addressing concerns as a starting point to move forward.

I look forward to hearing from you in due course.

For your information I work Mondays and Tuesdays each week.

I note that the target date is 2nd March, could I request that you agree to an extension to time here to allow us to negotiate further these design details and to allow for readvertisement of final amendments.

Yours sincerely,

Hannah

Hannah Barker
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Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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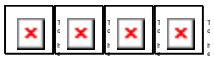

On 7 February 2018 at 13:31, Alistair Dodd <info@adcbrighton.co.uk> wrote:

Dear Ms Barker,

Thank you for the email and forwarding the comments from highways. I attach revised drawings No ADC 1047/04 B and LP B in response.

I have taken a look at the vehicle turning circle (swept path tracking) for the new garage access and feel it is necessary to splay the fence to ease access and have indicated this on a new 1:200 site plan. Further, the plan now shows a cycle shed for the new house as suggested.

We would of course accept any Condition the Planning wish to attach to an approval. The crossover widening only effects a double yellow lined portion of road.

Let me know if you require any further details.

Regards,

Alistair

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From: Hannah Barker [mailto:hannah.barker@adur-worthing.gov.uk]
Sent: Monday, January 29, 2018 12:26 PM
To: Alistair Dodd
Subject: 9 Ravens Road AWDM/1972/17

Dear Mr Dodd,

I have not yet given full consideration to the application as a whole, however it is considered that the principle is acceptable. I will be in touch to discuss the proposals further soon.

In the meantime I have received the consultation below from WSCC.

WEST SUSSEX COUNTY COUNCIL DATE: 24/01/2018

PLANNING SERVICES CONSULTATION

FROM: Ian Hayward TO: Adur & Worthing Councils

FAO: Hannah Barker

SUBJECT: AWDM/1972/17 - Two storey three bedroom attached dwelling to north east elevation with two car parking spaces at front.

9, Ravens Road, Shoreham, West Sussex, BN43 5AJ

DATE OF SITE VISIT: n/a

RECOMMENDATION:

Advice	Modification	More Information
Objection	No Objection	Refusal

S106 contribution total: n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the erection of a two storey three bedroom attached dwelling to the north east elevation of 9 Ravens Road, Shoreham.

The host and proposed dwellings will each be served with two off street car parking spaces. A total of three spaces will be provided on hardstanding within the frontage of the dwelling and a garage provided to the rear of the site for the host dwelling.

Upon review of the proposed ground floor plan these space (hardstanding and garage) would be considered appropriately sized. In principle I would accept that such a provision would be adequate to meet the needs of a development of this size in this location.

The proposed garage is appropriately sized to also provide a cycle parking facility. This will be provided for the enjoyment of the host house. An independent cycle parking facility should be provided for the proposed dwelling. Such a provision can be secured via planning condition.

I would note that access manoeuvring into and out of the garage seems restrictive. This would however be onto a shared private access driveway so not a consideration of the highways Authority. However if the garage is inaccessible this would result in the garage not being used for parking which may have on street car parking implications. This in itself would not be considered a highway safety issue but the Local Planning Authority may seek, in the interest of amenity, that the proposed garage is accessible. It would be advised swept path tracking be used to demonstrate this.

In order to provide the above parking provision the existing dropped crossing will need to be widened. These highway works must be implemented under licence to a specification obtained from WSCC Highways.

The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Garages

The garage building shall be used only as private domestic garage for the parking of vehicles and cycles incidental to the use of the property as a dwelling and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and to provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative Note

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward

Planning Services

Please could you provide the swept path details as suggested above to show access to the garage by car.

Thank you.

I will be in touch soon,

Hannah

Hannah Barker

Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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Richard Small
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