Hannah Barker

From: Hannah Barker
Sent: 27 November 2009 12:06
To: 'Port,Iain'
Cc: Richard Hasler
Subject: RE: ADC/0325/09 - Enquiry
Follow Up Flag: Follow up
Flag Status: Red

Good Morning,

I have managed to speak to my manager Keith Morgan who was at the meeting and mentioned that this was an issue raised and a concern with the neighbour. As you are aware the external pipe works were removed and the approved plan does not show these. Therefore unless there is a fundamental reason that the pipes should be on the outside of the building (under building regs) then the pipe work should be internal. Was it Richard Hasler you dealt with, I have copied him into this email, for his comments.

If the works must be external then we will have to consult with the neighbour affected with regards to this matter and give them 14 days for comments prior to any agreement of these works

Hannah

Hannah Barker - Planning Officer BA (Hons) MATP MRTPI | Development Control, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-By-Sea, BN43 6PR
Internal: 63228 | External: 01273 263228 | E-mail: hannah.barker@adur.gov.uk

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From: [redacted]
Sent: 26 November 2009 13:12
To: Hannah Barker
Subject: RE: ADC/0325/09 - Enquiry

Thanks for the update. The builders need to know the answer by the end of this week so they can poor the footings....will you have an answer in this time frame ?

Thanks
Iain

From: [redacted]
Sent: 26 November 2009 12:30
To: Port,Iain
Subject: RE: ADC/0325/09 - Enquiry

Sorry for the delay in getting back to you.

I have taken a look at the plans and need a second opinion on this before advising you, just waiting for one of my colleagues to become available.

Will be in touch.

Hannah

[redacted]

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From: [redacted]
Sent: 23 November 2009 16:31
To: Hannah Barker
Subject: RE: ADC/0325/09 - Enquiry

Hi Hannah,

I am not sure if we will submit amended plans for the changes to the front elevation due to time constraints - we are already building so approval would take too long to enable us to implement the modification.

Regarding the vent pipe, I sent you a letter with amended plans attached last Thursday for comment. Have you received them yet ?

Thanks
Iain

From: Hannah Barker [mailto:Hannah.Barker@adur.gov.uk]
Sent: 23 November 2009 16:32
To: Port,Iain
Subject: RE: ADC/0325/09 - Enquiry

Just a thought when resubmitting your new application to show the changes as discussed also show the external ventilation etc if this differs from the plans already approved.

Please contact me with any queries.

Thanks
Hannah

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From: [redacted]
Sent: 19 November 2009 13:39
To: Hannah Barker
Subject: RE: ADC/0325/09 - Enquiry

Hello,

As discussed, please see attached proposal...if you require more details please let me know.

Thanks
Iain

From: Hannah Barker [mailto:Hannah.Barker@adur.gov.uk]
Sent: 19 November 2009 11:43

To: Port,Iain
Subject: RE: ADC/0325/09 - Enquiry

Yes this is fine.

Hannah

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From: [redacted]
Sent: 19 November 2009 11:36
To: Hannah Barker
Subject: RE: ADC/0325/09 - Enquiry

Good Morning,

Thanks for your speedy response, would it be ok for me to email 2 copies of the amended plans to you for expediency of decision as to the approval route? I have contractors on site now and this decision is critical to their build timeline.

Thank you and regards
Iain

From: Hannah Barker [mailto:Hannah.Barker@adur.gov.uk]
Sent: 19 November 2009 11:35
To: Port,Iain
Subject: RE: ADC/0325/09 - Enquiry

Good Morning,

Thank you for your email, I will require 2 copies of amended plans clearly showing the changes proposed. I will then assess whether these amendments can be considered as minor amendment to the existing permission and can therefore be approved. Or whether the changes are such that a new application will be required and therefore the 8 week process will be carried out as before with neighbour notification etc.

I look forward to receiving copies of amended plans.

Yours sincerely,

Hannah

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From [redacted]
Sent: 19 November 2009 10:40
To: Hannah Barker
Subject: ADC/0325/09 - Enquiry

Dear Ms Barker,

As discussed on 17th November I have submitted a written request to change the location of the soil pipes and add a vent pipe to the western aspect exterior wall of 28 Woodards View which is an amendment to the plans approved recently (ref ADC/0325/09)

In addition to the above, I would like to solicit your opinion on the following changes suggested by building control and building contractor. If you are agreeable in principle I will submit updated plans for approval.

At the front north eastern corner of the building the top floor overhangs the bottom floor by 1 meter in the north / south plane and 3.5 meters in the east / west plane. To achieve this overhang there are 2 galvanised metal lintels and a galvanised metal post connected together and supported by a concrete pad in the ground. Although this design is accepted practise it is not recommended for a building which is so close to the sea where the inclement and aggressive nature of the environment will degrade the steels. In addition to concern about the salt air, the Building Control Officer has requested that the supporting concrete pad is tied into the raft onto which the house is built to stop the potential for the raft and pad moving in opposite directions which could induce stress and uneven loading on the lintel an post which may lead to complications and a potentially unsafe structure. Therefore I would like to request that we remove the overhang by bringing the inset section forward in line with the main northern aspect wall. This will enable the structure to be built on solid footings connected to the house raft using conventional block work which will reduce the environmental effects (no steels required). There is an additional benefit to this proposal in that the house would then appear to be the same design as the house to the eastern side.

Please can you let me know whether you agree with the proposal in principle and if so, how long it would take to obtain official consent once amended plans are submitted.

If you have any questions or would like to discuss the above please call me on 07776152102

Thank you and regards

Iain Port

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