From: Mungo Stenning [mungo@cohsurveyors.co.uk]
Sent: 31 July 2012 17:03
To: Jo Morin
Subject: Re: 15 The Broadway, Lancing (Your ref: AWDM//0822/12)

Attachments: 052-12.PW1A.pdf; 052-12.01B.pdf
Hi Jo,

Further to opening discussions with 13 The Broadway, neighbour of my client, I have amended the drawings for the rear extension slightly, to better reflect the shape of the boundary and Ms Lowe's requests. Therefore, please find attached revised plans and a copy of the Party Wall notice foundation sketch for your records. These have also been provided to Ms Lowe (13 The Broadway), and she has said that she supports the application so long as it does not encroach upon her own land.

Please let me know if there are any other problems that may affect the likelihood of approval and I shall try to address these as well.

Thanks and regards,

Mungo

Mungo Stenning MRICS
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e : mungo@cohsurveyors.co.uk

> ----- Original Message -----
> **From:** Jo Morin
> **To:** 'Mungo Stenning'
> **Sent:** Friday, July 13, 2012 2:21 PM
> **Subject:** RE: 15 The Broadway, Lancing
>
> Dear Mungo,
>
> It is a minimum requirement to provide all elevations of the proposed development.
>
> The adjoining neighbours will be notified of the proposals, and I think it is reasonable that a drawing of the south elevation is provided to assist householders (who are not necessarily familiar with interpreting plans) to have a clear understanding of how the proposals may affect their property.
>
> Regards,
>
> Jo Morin
>
> ---
>
> **From:** Mungo Stenning [mailto:mungo@cohsurveyors.co.uk]
> **Sent:** 13 July 2012 13:46

To: Jo Morin
Subject: Re: 15 The Broadway, Lancing

Hi Jo,

I am just amending the items raised in your email. However, please can you confirm the need for a southern elevation, as this is just a blank brick wall in close proximity to the same on the neighbours' side. The size will be exactly the same as the north elevation.

Thanks and regards,

Mungo

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----- Original Message -----
From: Mungo Stenning
To: Jo Morin
Sent: Friday, July 13, 2012 9:20 AM
Subject: Re: 15 The Broadway, Lancing

Hi Jo,

Thanks for the advice. I will complete the additional information for you and hope to submit it shortly.

With regard the proposed alterations to the front entrance. These would be in the form of some new easier going/ rising steps and not a ramp in this case. The specification has been provided by West Sussex Occupational Therapy Service, so subject to reasonabl design they should hopefully be acceptable.

Regards,

Mungo

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----- Original Message -----
From: Jo Morin
To: 'Mungo Stenning'
Sent: Thursday, July 12, 2012 10:34 AM
Subject: RE: 15 The Broadway, Lancing

Dear Mungo

I undertook my site visit yesterday as previously arranged. Although the proposed rear extension is marginally deeper than the Council's Standards would normally allow, I note that the attached property to the south has been enlarged by a rear extension and consequently I do not consider the proposal would impact adversely on the amenities of this neighbour and can be supported.

However, I am unable to register the application as the proposed south side elevation has been omitted from the drawing.

Also, the site is located within the Flood Zone and the Environment Agency's Standard Advice should be completed and submitted with the application. (copy form attached).

You mentioned yesterday that a front access ramp is also now proposed. Will this obstruct vehicular access to the garage? [I note an existing ramp already seems to do so.] Even if the garage is no longer to be used for cars but purely as a store, I assume some from of access to it will need to be safeguarded?

Regards,

Jo Morin
Principal Planning Officer

From: Mungo Stenning [mailto:mungo@cohsurveyors.co.uk]
Sent: 10 July 2012 18:05
To: Jo Morin
Subject: 15 The Broadway, Lancing

Hi Jo,

I have arranged with the son of the elderly occupants at the above for you to make your visit at some point between 2pm and 3pm tomorrow.

Should you have any queries, please forward them to me rather than address them to the owners. This is an express wish of their son, who is concerned that they are prone to worry unnecessarily. I have regular email contact with Derek Newark (son) and would be able to put you directly in touch with him should you so wish.

If there is anything immediate, I can be reached on 07968 701790. Although I will be in another meeting, I will try and answer should you call.

Thanks and regards,

Mungo

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