From: Bruce Reynolds
Sent: 10 May 2012 10:34
To: Peter Barnett
Cc: Michael Lavender
Subject: RE: AWDM/1015/11: 30 Crabtree Lane, Lancing

Hi Peter

Really sorry for the delay in this response, but I needed to carry out a site visit (photos below appear to be of wrong property).

The top floor flat is deficient in space and layout to such an extent that, if it were approved and built, it would almost certainly create a property with Category 1 Hazards under the Housing Health and Safety Rating System (HHSRS) of the Housing Act 2004. It may be acceptable (with changes) as an additional room for the 1st floor flat, but not as a separate dwelling.

The implication of the plan is that there will be no changes to the poor condition ground floor extension and this may give rise to odour problems to the new flats, especially since there is only low level kitchen extraction.

Although not necessarily a planning issue, the scope of the plan removes the facility for waste storage for the commercial unit downstairs (by giving the space over to parking).

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Bruce Reynolds

Bruce Reynolds - Team Leader -Private Sector Housing|
Environmental Health
Adur District Council and Worthing Borough Council
Location: Room 124, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR
Internal: 63098 | External: 01273 263098 | E-mail: bruce.reynolds@adur-worthing.gov.uk

Please think before you print this and save paper

From: Michael Lavender
Sent: 26 April 2012 11:37
To: Bruce Reynolds
Subject: FW: AWDM/1015/11: 30 Crabtree Lane, Lancing

From: Peter Barnett
Sent: 25 April 2012 15:22
To: Michael Lavender
Subject: RE: AWDM/1015/11: 30 Crabtree Lane, Lancing

Michael

I have received amended plans for this one which are now on Public Access. Could you please let me have your comments?

thanks

Peter

Peter Barnett – Principal Planning Officer | Planning, Regeneration & Wellbeing, Adur District Council and Worthing Borough Council
Location: Portland House, Richmond Road, Worthing BN11 1LF
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk

---

From: Michael Lavender
Sent: 16 December 2011 10:55
To: Peter Barnett
Cc: Nadeem Shad
Subject: AWDM/1015/11: 30 Crabtree Lane, Lancing

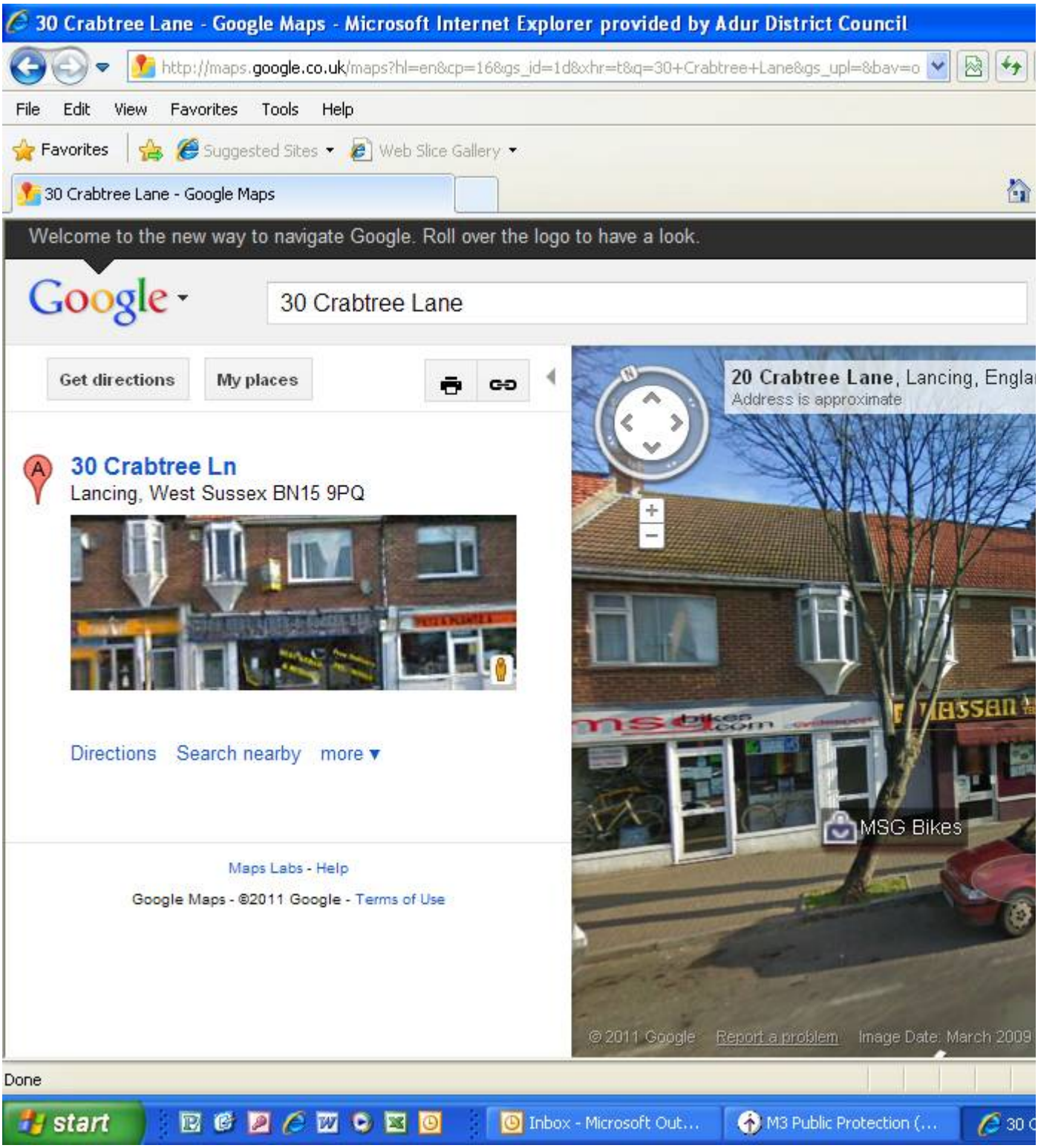
Hi Peter,

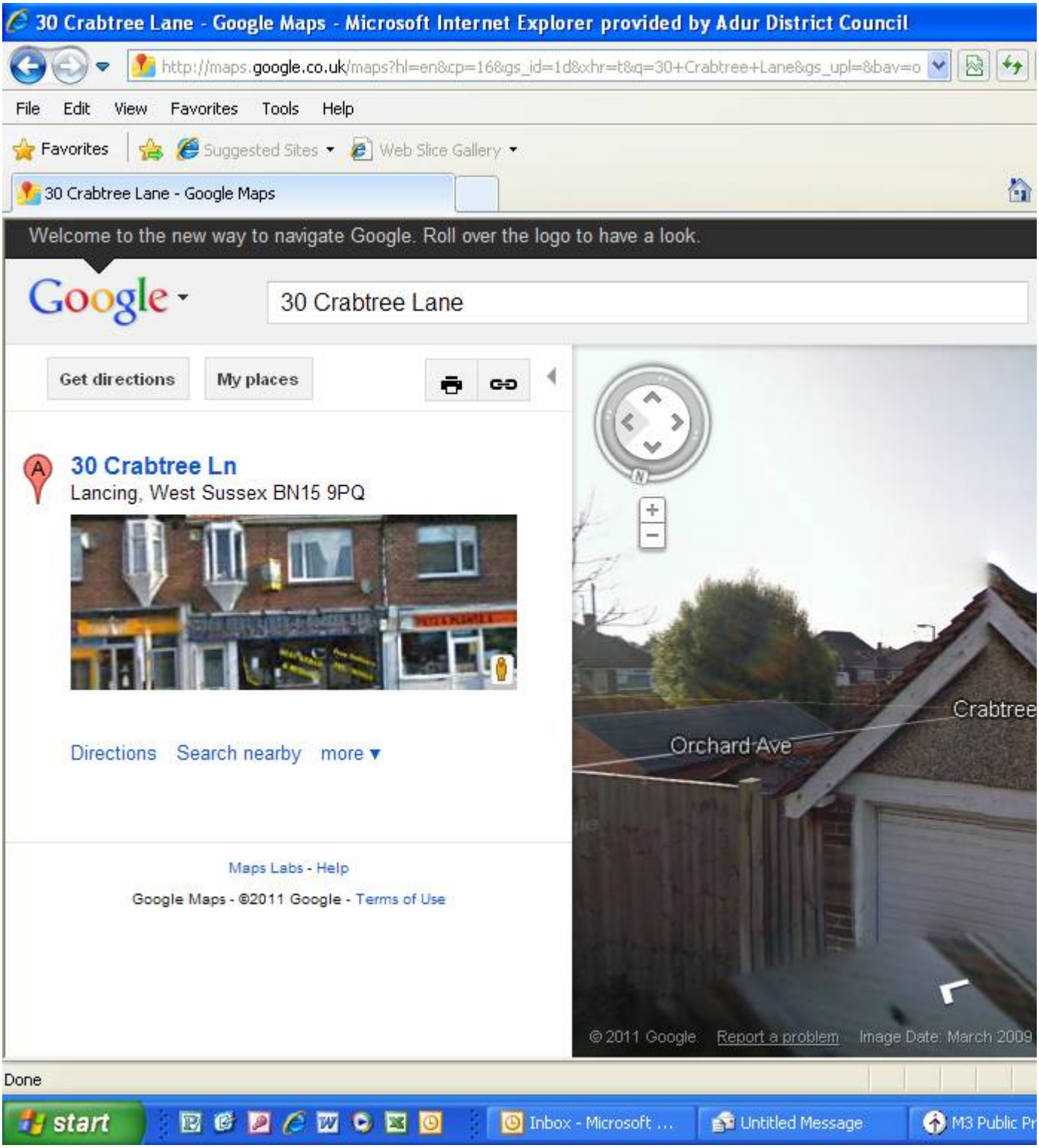
Attached are the screen shots from Streetview; the first is from the front of the premises the flue can be seen on the second screenshot at the rear.

My concerns are odours from this vent affecting the new dwelling, the size and location of the kitchen under the slope of the roof and there may be issues with regards to means of escape, although I acknowledge this may be dealt with under the Building Regulations.

Regards

Michael


30 Crabtree Lane - Google Maps - Microsoft Internet Explorer provided by Adur District Council
http://maps.google.co.uk/maps?hl=en&cp=16&gs_id=1d&xhr=t&q=30+Crabtree+Lane&gs_upl=&bav=o
File Edit View Favorites Tools Help
Favorites
Suggested Sites
Web Slice Gallery
30 Crabtree Lane - Google Maps
Welcome to the new way to navigate Google. Roll over the logo to have a look.
Google
30 Crabtree Lane
Get directions
My places
30 Crabtree Ln
Lancing, West Sussex BN15 9PQ
Directions
Search nearby
more
Maps Labs - Help
Google Maps - ©2011 Google - Terms of Use
20 Crabtree Lane, Lancing, Engla
Address is approximate
MSG Bikes
© 2011 Google
Report a problem
Image Date: March 2009
Done
start
Inbox - Microsoft Out...
M3 Public Protection (...



Michael Lavender - Senior Environmental Health Officer | Environmental Health, Adur and Worthing Councils
Location: Civic Offices, Ham Road, Shoreham-by-Sea, West Sussex. BN43 6PR
Internal: 63343 | External: 01273 263343 | E-mail: Michael.lavender@adur-worthing.gov.uk

Please think before you print this and save paper