From: Tony Lucas
Sent: 24 May 2018 12:14
To: 'Peter Barnett'
Cc: 'Atul Amin'; 'Aakash Gor'; 'Anne Fletcher'; 'Ketan Kanabar'; Manish Padhiyar; susan.venner@vennerlucas.co.uk
Subject: RE: AWDM/0251/18 - 43 Old Fort Road

Flag Status: Flagged

Dear Mr Barnett

Our client confirms that they wish to withdraw the application.
Please acknowledge receipt of this email.

Regards

Tony Lucas

Venner Lucas Architects LLP

Tel 01273 461526

www.vennerlucas.co.uk

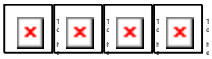
From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 22 May 2018 14:44
To: Tony Lucas <tonylucas@talktalk.net>
Subject: Re: AWDM/0251/18 - 43 Old Fort Road

Dear Mr Lucas

While I welcome your willingness to amend the proposal, the appeal decision is critical in this case in so far as the new dwellings must achieve the 22m separation distance to the rear. This was considered to be important in the appeal at No.39 and also at No.87. You must therefore look at ways to reduce the depth of the new dwellings to secure 22m separation whilst still achieving the minimum floorspace necessary to comply with national housing standards. If this can be achieved then the cubic form would be acceptable. However, if it cannot be achieved then a single dwelling only may be the solution.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 22 May 2018 at 10:51, Tony Lucas <tonylucas@talktalk.net> wrote:

> Dear Mr Barnett
>
> I am sorry that you cannot maintain your support for our proposal and I am wondering if you would consider a further modification to the plans which I am able to make which will not extend the building further into the site and by shaping the rear wall/roof junction reduce the effective height to below the line previously approved. I should also make the point, that our current proposal is narrower than the original PP. The combination of the above measures will reduce the bulk as viewed from The Meadway and maintain the general rear building line as at nos 37 and 39.
>
> May I point out that the appeal at no 39 was considerably different because it seeked to place a cubic form next to a recently developed cubic form [no 37A] and consequently the outlook from the Meadway was found by the Inspector to be too much to accept. Your appraisal at the time of our extant permission said that you found it acceptable to place the cubic form between two differing chalet forms.
>
> I need a few hours to change the plans therefor your advice on this is necessary before our client can address your question.
>
> Thanks
>
> Tony Lucas
>
> Venner Lucas Architects LLP
>
> Tel 01273 461526
>
> www.vennerlucas.co.uk

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 18 May 2018 09:59
To: Tony Lucas <tonylucas@talktalk.net>
Subject: Re: AWDM/0251/18 - 43 Old Fort Road

Dear Mr Lucas

I am writing to update you on this application. The application has been called in for consideration by the Planning Committee should the officer recommendation be for approval. We have received a number of objections from local residents, including from 39 The Meadway at the rear. The occupier of that property has referred to an appeal decision from 2014 which related to a similar proposal at 39 Old Fort Road (AWDM/0864/13). In dismissing the appeal, the Inspector considered the bulk of the new dwellings and the proximity to the rear of 35 The Meadway. He stated:

The bulk and massing of the proposed dwellings would be significantly greater than the existing bungalow they would replace. The development would introduce a substantial two-storey element in relatively close proximity to the modest rear gardens of the dwellings to the rear which front The Meadway. Due to its size and siting, the building would be a dominant and intrusive feature which would be harmful to the relatively open aspect from the rear windows and gardens of the neighbouring properties on The Meadway, and particularly No 35.

While there is permission for a pair of dwellings on this site, it appears that the approved scheme cannot be implemented. Your revised plans have increased the depth and height of the building, such that it will be closer to the rear and have a greater impact on the occupiers of No.39. The rear conservatory at No.39 would be only 17.3m from the rear wall of the proposed dwellings, significantly less than the 22m required by Development Management Standard No.1. In the case of the dismissed appeal above, there was a distance of 19m to the conservatory at No.35. The relationship between dwellings is therefore worse in this case.

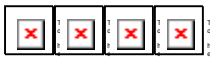
Notwithstanding the planning permission on this site from 2012, the subsequent appeal decision on a site in such close proximity to this one from 2014 is a material consideration. There has also been a dismissed appeal at No.87 (AWDM/1030/14) which is also relevant. I must therefore advise you that the current proposal is not acceptable due to its adverse impact on the amenities of No.39 The Meadway and I am therefore unable to support the application.

You will need to amend the plans to ensure that a 22m separation can be achieved. It may be that a single dwelling only can be built successfully here. The introduction of a pitched roof chalet-style would also help to reduce the bulk and impact on the dwelling at the rear.

Please let me know how you wish to proceed.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
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Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 25 April 2018 at 14:36, Tony Lucas <tonylucas@talktalk.net> wrote:

Thanks Mr Barnett

Yes- we agree to the extension of time.

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 25 April 2018 11:36
To: Tony Lucas <tonylucas@talktalk.net>
Subject: Re: AWDM/0251/18 - 43 Old Fort Road

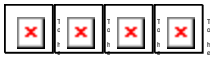
Dear Mr Lucas

Thanks for your email and amended plan. The revised layout could work so I am prepared to accept this amendment at this stage I shall need to renotify neighbours of the changes and will therefore need your agreement to an extension of time to deal with the application. Would you please agree to a month's extension until Friday 25 May?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk

Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 19 April 2018 at 11:44, Tony Lucas <tonylucas@talktalk.net> wrote:

> Dear Mr Barnett
>
> The site boundary is as shown on the application. No 41 is wrong and if it assists I can forward copies of the Land Registry.
>
> The site remains the same width as the previous approval.
>
> Being at the upper level and between the pitched roofs of the adjacent houses I take the view that the window arrangements to the side bedrooms offer a far better environment than the previous approval [and many others on the beach] which plan bedrooms at the side at ground floor level with less light and a view of a boundary fence.
>
> However, I need to proceed with this application and attach a further approach which changes the bedroom arrangement from 1no double and 2no singles to 2no doubles, the rear double facing south onto a private courtyard which will attract light and sunshine and provide a further amenity to the bedroom. The side overhangs are reduced to 300mm, as the overhangs found on pitched roofs on nos 41 and 45.
>
> The garden depth is reduced slightly [between 180mm and 350mm] due in part to the rear boundary found not to be parallel to the front boundary. The figures are down on the standard, as they were before, but made up with good use of the front decked areas. Please also note that the approved scheme housed cycles within the back garden whereas this proposal makes provision at the front.
>
> 39 The Meadway is not overlooked by this proposal.
>
> I had retained car access to the west property as it exists and used previously making use of the shared driveway. However, it can be turned but requires an additional crossover. I have shown this on the attached scheme.
>
> The roof plant is simply conventional water storage and domestic intake/extract unit to the heat recovery which is provided with lifetime motors therefor regular access should not be required.

I look forward to your response an support.

Regards

Tony Lucas

Venner Lucas Architects LLP

Tel 01273 461526

www.vennerlucas.co.uk

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 16 April 2018 09:20
To: Tony Lucas <tonylucas@talktalk.net>
Subject: AWDM/0251/18 - 43 Old Fort Road

Dear Mr Lucas

I write with reference to the above planning application. A number of issues have been raised by neighbouring residents and I also have a few concerns which I will set out below:

Would you please clarify the site boundary on the west side as the owner of No. 41 claims that the boundary is not in the middle of the driveway but runs along the edge of the original building.

The proposal appears to be very tight for the plot but I acknowledge the extant permission for a pair of dwellings as being a material planning consideration. Nevertheless, the site is narrower than shown on the previous approval and would appear to be more suited to a single replacement dwelling only.

I do have concerns about the design, as raised in our pre-application correspondence. The problems arise as result of the bedrooms being moved to first floor and the need to avoid overlooking to the rear. The Environment Agency has also stipulated that there should be no bedrooms on the ground floor so the bedrooms will need to remain at first floor. However, the resulting window arrangements for the side bedrooms is considered to result in an unacceptable environment for future occupiers due to the very restricted outlook. The side projections close the gap to the side boundaries and, on the west side, it will oversail the shared driveway. I consider that an alternative layout needs to be provided to overcome these issues, whilst safeguarding the amenities of neighbouring residents.

The increased depth of the building further reduces the garden area to significantly below the 85sqm specified in the Council's DM Standard. Another consequence of the increased depth is the reduction in separation distance to the dwelling at the rear. The distance to the conservatory at the rear of 39 the Meadway is approximately 17m, below the 22m set out in the DM Standard.

I would also query the vehicular access arrangements for the western unit and whether vehicles will be able to manouevre out of the spaces if a car is parked in front of No.41 as shown on your plan. The provision of a new access and crossover with parking to match the other unit would seem to be more practical and neighbourly.

Will access to the roof be required and, if so, what safety arrangements will be in place (i.e. railings)?

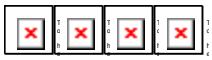
The application contains no details of the applicant (other than being yourself) and I would appreciate this information being provided.

As it stands, therefore, I am unable to support the application and would advise you to consider amendments in order to overcome the issues outlined above.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310

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