From: Carl Vener <carl.vener@ntlworld.com>
Sent: 26 May 2010 10:51
To: Peter Barnett
Subject: Re: 19 Southview Close, Shoreham - ADC/0105/10

Dear Peter Barnett,

Having now had the time to discuss this in detail with my client (Applicant) we propose the following:-

1.The rooflight to the top landing/study area will be provided with obscure glass.
2. As part of the amended plans agreed with you, the side window to the proposed rear bedroom and en-suite to the bathroom is to be obscure glass. We therefore feel if one of the rooflights to the rear was made obscure glass then this would detract considerably from the internal appearance of the room. We do not therefore propose to make either of the rear bedroom rooflights obscure glass, on the basis we have already agreed to make the side window in this back bedroom obscure glass. As you have previously indicated, the revised Permitted Development legislation states that rear rooflights can be installed with clear glass without the need for consultation.
3. The rear rooflights have been sized accordingly and at cill heights to conform with Part B.1 means of escape, so to this end we do not wish to alter the size or position of the rear rooflights in the event Building Control ask for 1 or more of these to act as MOE windows. Again, the side window of the rear bedroom will only have a small opening fan light above 1.7m height from f.f.l. to conform with the Planning Policy Guidelines, and therefore can not be used as alternative MOE window.

I trust this clarifies matters and look forward to receiving the documentation through in due course.

We are happy for the obsure glass to the study/landing area velux rooflight to form a Condition under the approval notice.

If, the above comments have any bearing on the planning approval decision, please come back to me on 01273 236049 to discuss,

Kind Regards,

Carl Vener BSc(Hons) MRICS
Chartered Building Surveyor
FOCAL Building Plans & Surveys

From: Peter Barnett
Sent: Tuesday, May 25, 2010 10:44 AM
To: carl.vener@ntlworld.com
Subject: 19 Southview Close, Shoreham - ADC/0105/10

Dear Mr Vener

The above application was approved by the Planning Committee last night.

In the course of the discussion, the neighbour at the rear spoke to the Committee and requested that the rooflights be amended to reduce the impact on his property. I explained that they were permitted development and therefore not subject to planning control but the Committee did

request that I went back to you to see if your client would be willing to make some amendments along the following lines:

Reduce the size of the rooflights and raise the sill level
Obscure glaze the study rooflight and the middle rooflight

I shall be grateful if you would consider these suggestions and let me know whether you would be willing to incorporate such changes to the design.

I look forward to hearing from you by Friday at the latest.

Yours sincerely

Peter Barnett

Peter Barnett – **Principal Planning Officer** | Planning Regeneration and Wellbeing, Adur District Council
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Internal: 63233 | External: 01273 263233 | E-mail: peter.barnett@adur.gov.uk

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