From: Philip Clay <philipjclay@yahoo.co.uk>
Sent: 23 August 2010 10:51
To: Keith Morgan
Subject: Re: ADC/0225/10 - 117 Freshbrook Road, Lancing: Side extension and front porch
Attachments: 1789.4.siteplan.doc; 1789.5.side.elevation.doc; 1789.6.floorplan.doc

Keith,

Please find attached the Site plan, revised floor plan, and side elevation for the above.

The arre scanned images form the main drawing; if you need copies of the main plan please let me know, I can send you these later, as I will need to go to the copy shop in Hove to get them done. D let me know

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From: Keith Morgan <Keith.Morgan@adur.gov.uk>
To: Philip Clay <philipjclay@yahoo.co.uk>
Sent: Mon, 23 August, 2010 9:12:53
Subject: RE: ADC/0225/10 - 117 Freshbrook Road, Lancing: Side extension and front porch

Philip,

Thanks for yr email.

If that is the minimum recommended by the manufacturer, then I accept that it will have to stay at 30 degrees.

I await the site plan showing the car space in front.

Regards

Keith Morgan

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road , Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

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From: Philip Clay [mailto: philipjclay@yahoo.co.uk]
Sent: 23 August 2010 08:51
To: Keith Morgan
Subject: Re: ADC/0225/10 - 117 Freshbrook Road, Lancing: Side extension and front porch

Dear Keith,

I visited the site on Friday and did some measurements for the car parking space and will produce a revised site plan showing a space in front.

Regarding the roof; The tiles appear to be an interlocking concrete pan tile, checking with the "Marley" manual, the minimum pitch for these tiles is 30 degrees. So if a reduced pitch were required then a different tile would be necessary. please would you get back to me so that I can do the amendments , if you think necessary

I attach a photo of the roof and Marley details

Regards,

Philip Clay

From: Keith Morgan <Keith.Morgan@adur.gov.uk>
To: philipjclay@yahoo.co.uk
Sent: Tue, 17 August, 2010 11:48:18
Subject: ADC/0225/10 - 117 Freshbrook Road, Lancing: Side extension and front porch

Philip,

I regret that the case officer, Carlos Hone, is off work at the moment unwell, so I have taken over this case.

There is no objection in principle but 2 concerns have arisen:-

- the proposal would appear to reduce the length of parking space available to only about 4m-5m because of the front boundary being on a splay. It is difficult to tell the exact dimension from the small-scale block plan but clearly it is important to ensure that a vehicle can still be parked without overhanging the pavement on this corner of a road junction. The normal requirement is for the hardstanding to be 6m long, but we would normally accept a minimum of 5m. However, because of the splay this would appear to mean shortening the proposed extension by about 1m (subject to checking dimensions on-site).

- the roof of the extension and porch are relatively high where they join the existing house wall, the porch being higher than that added to the front of nearby No.111 in the same terrace. I note that the roof angle of yr proposals appears to match the existing main roof of the houses (30 degrees) but feel that consideration should be given to slightly lowering the angle of both the extension and porch if possible (which is dependant on the use of matching tiles).

Please can you look into these matters and let me have any revised plans by 27 August if possible.

Regards

Keith Morgan

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road , Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

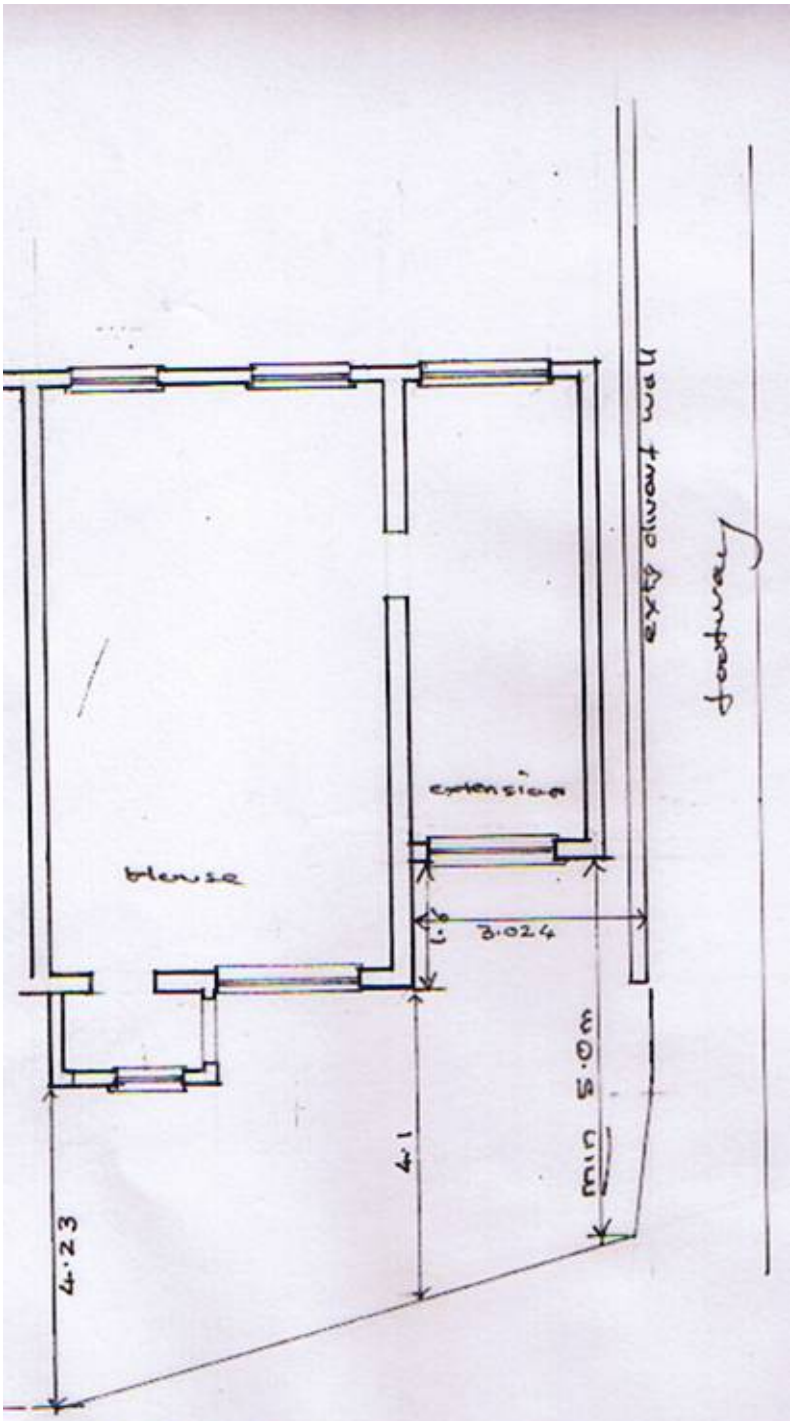
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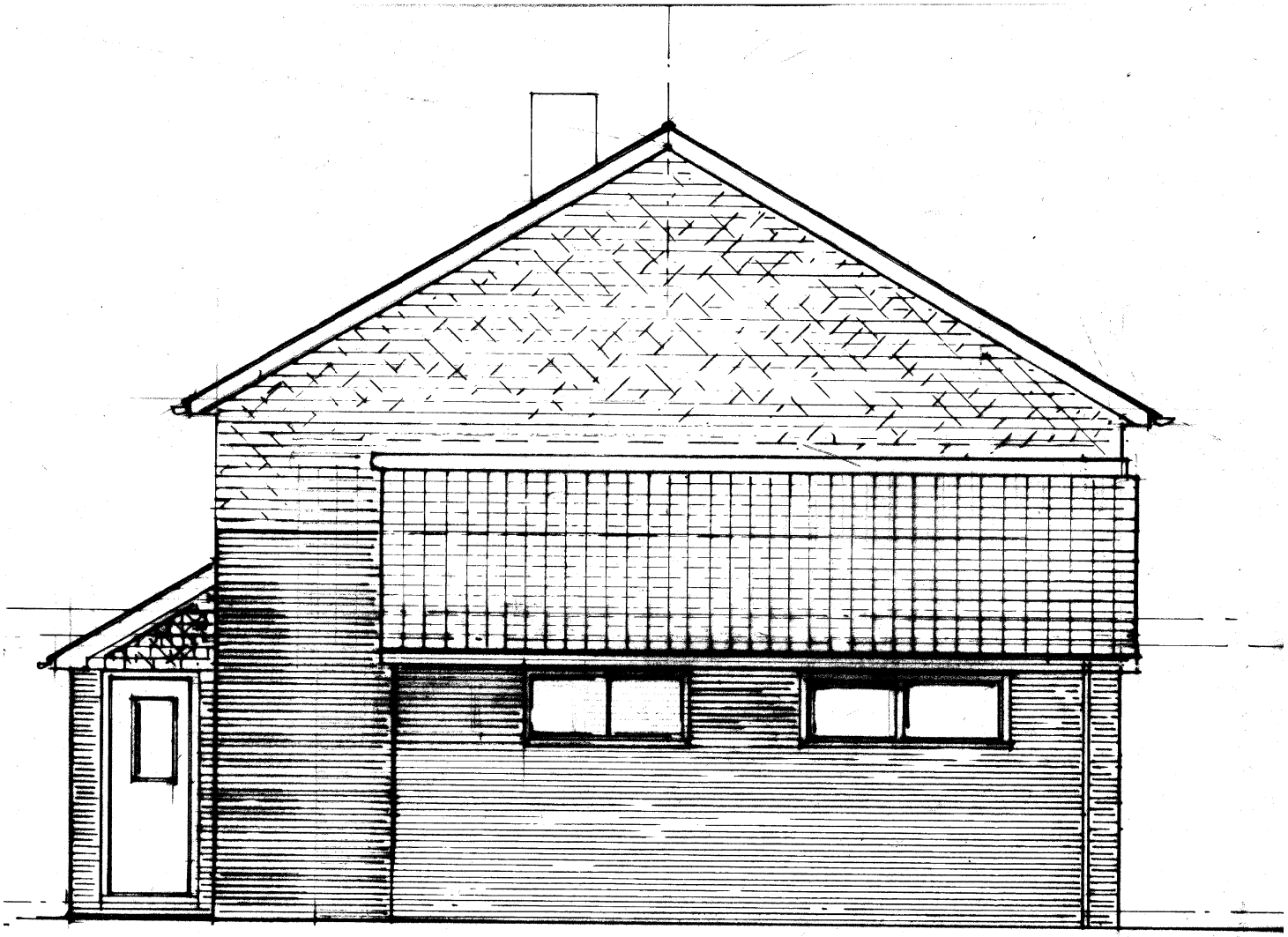
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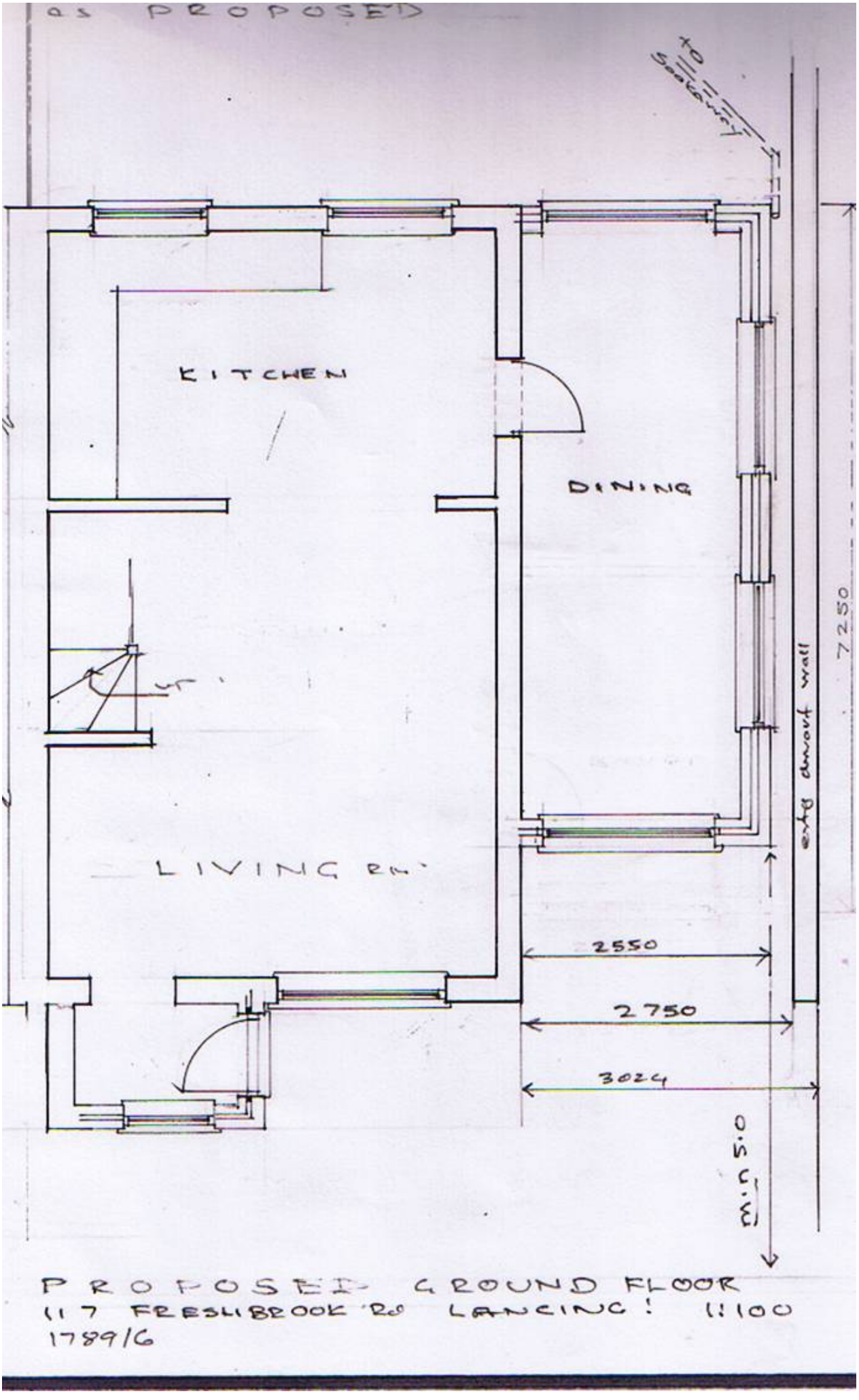
SITE PLAN 1:100
117 FRESHBROOK ROAD
1789/4



SIDE ELEVATION (PA)

REVISED 23/08/10 17/9/15

117 FRESHBROOK ROAD LANCING



PROPOSED GROUND FLOOR
117 FRESHBROOK Rd LANCING! 1:100
1789/6