From: Wayne Gander <wayne@wgander.freeserve.co.uk>
Sent: 15 January 2013 18:07
To: Hannah Barker
Cc: coombesdaryl@gmail.com
Subject: 79 Upper Brighton Road
Attachments: Proposals 02A.pdf; Proposals 03A.pdf

Dear Hannah,
I have spoken to the applicant and building control and can confirm the following;
1. We are agreeable to the 1st floor side window being obscure glass and fixed shut up to 1.7m. Building control require each 1st floor bedroom to have a means of escape window which this will now not be, however instead if we create a protected staircase arrangement with the existing doors being replaced with fire doors we do not need the escape window. We have included an additional velux rooflight to that room.
2. We are willing to increase the setback at the front to 900m from the corner of the house.
I attach amended drawings showing these points and hope everything meets with your approval.
Regards.
Wayne

Wayne Gander MCIAT
Chartered Architectural Technologist
98 Durrington Lane, Worthing, West Sussex BN13 2RQ
Tel 01903 694817

From: Hannah Barker [mailto:Hannah.Barker@adur-worthing.gov.uk]
Sent: 14 January 2013 13:25
To: 'wayne@wgander.freeserve.co.uk'
Subject: 79 Upper Brighton Road

Dear Wayne,

Following on from my answerphone message last week and our conversation today.

I have now received payment and the application is now valid. We can validate the application and start the process. However following my preassessment I can advise that the proposed side window at first floor will result in unacceptable overlooking to the rear of the adjacent dwelling to the east, it will overlook both the dwelling house and garden. This is considered to be unacceptable. However if the window was to be obscurely glazed with a fanlight only this would provide a very poor level of accommodation which would be considered to be unacceptable for a bedroom. Also as you stated there may also be implications for building regulations.

Please could you look at how this matter can be addressed.

Whilst, writing can I also request that there is more of a set back to the side extension. This could be achieved by removing the separate W.C.

I look forward to hearing from you as soon as possible, please could you send amended plans for consideration.

Yours sincerely,

Hannah Barker

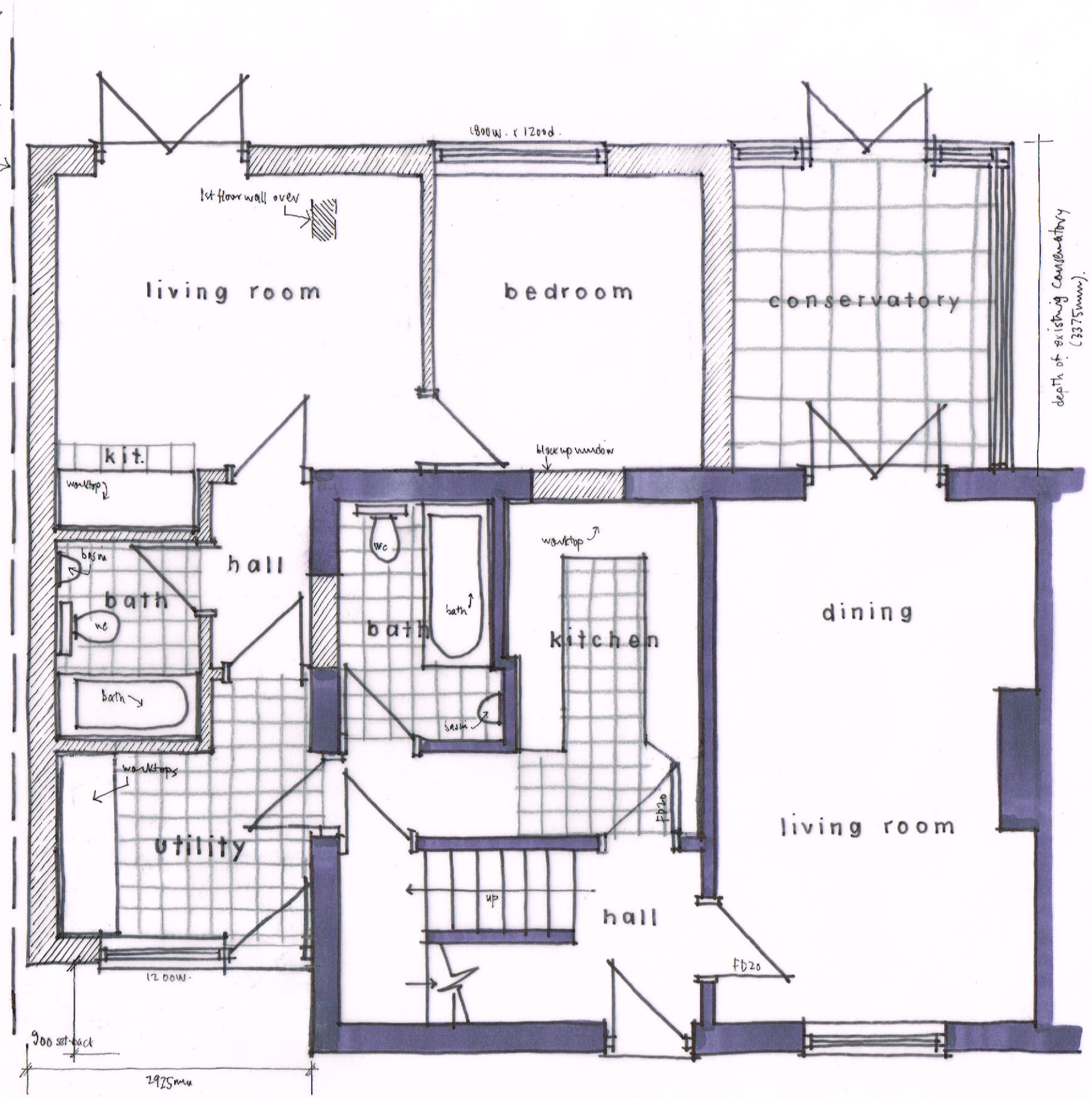
Hannah Barker - Senior Planning Officer,(Part-time hours Mon-Tues 9-5 Wed 9-12.30) Planning,Community and Wellbeing | Adur & Worthing Council Services
Location: Civic Centre, Ham Road, Shoreham-by-Sea, west Sussex
Internal: 63424 | External: 01903 221475 | E-mail: Hannah.Barker@adur-worthing.gov.uk
Follow us on Facebook and Twitter - or search Adur and Worthing

_ _

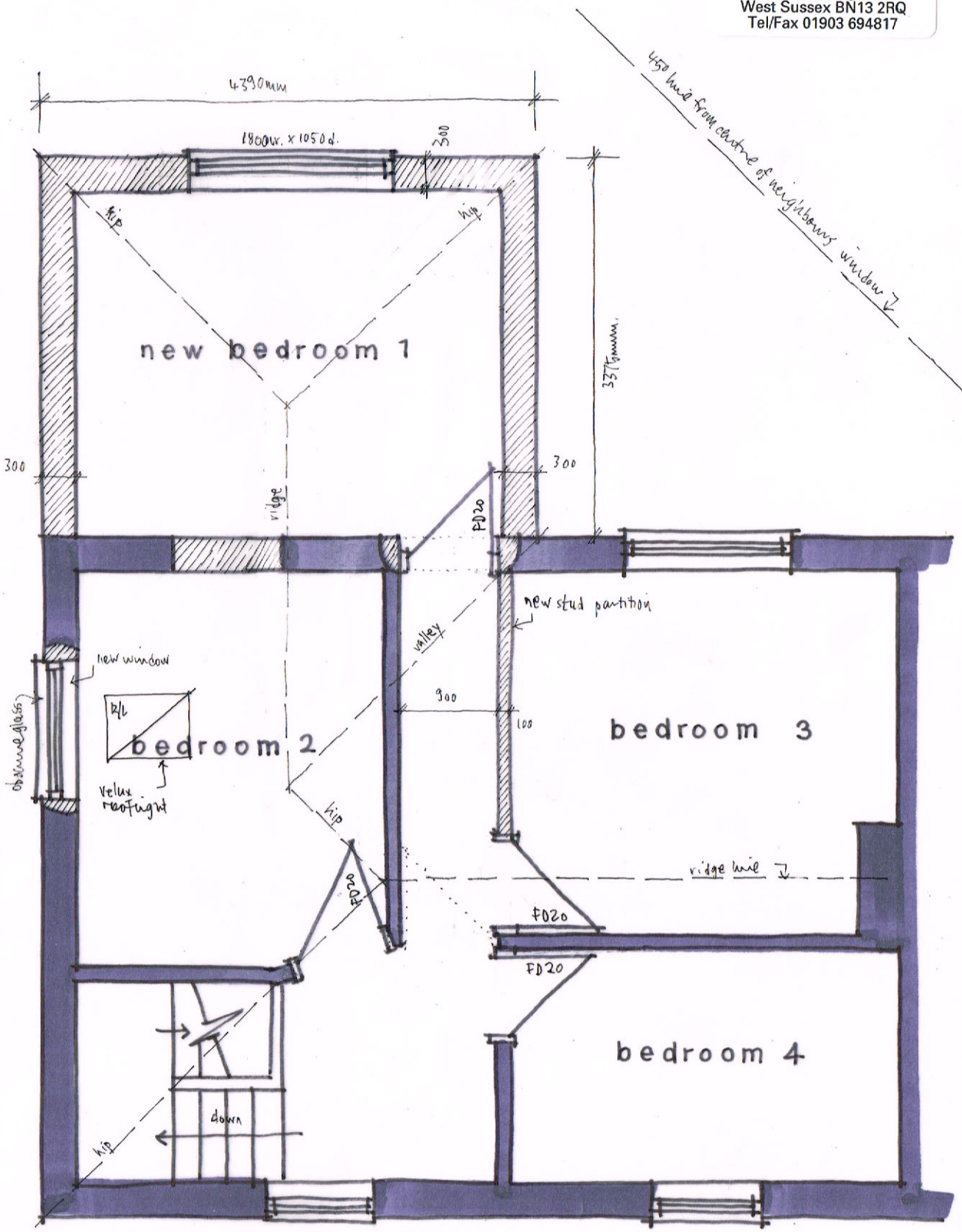
Important Information and Disclaimer. Please do not print this e-mail unless necessary.The domain from which this e-mail is sent is not indicative of the Council on whose behalf it is sent. The author will indicate in the body of the e-mail on whose behalf it is sent.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email.
This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error please return it to the sender and delete the material from any computer and destroy any printed copy. Adur District Council and Worthing Borough Council cannot guarantee that this message or any attachment is virus-free or has not been intercepted or changed.
The views of the author may not necessarily reflect those of either Adur District Council or Worthing Borough Council. Any opinions or other information in this message that do not relate to the official business of Adur District Council and / or Worthing Borough Council are neither given nor endorsed by them.

Wayne Gander MCIAT
Architectural Technologist
98 Durrington Lane
Worthing
West Sussex BN13 2RQ
Tel/Fax 01903 694817



GROUND FLOOR PLAN 1:50 @ A3



1st FLOOR PLAN

0 1 2 3 4 5m
metres

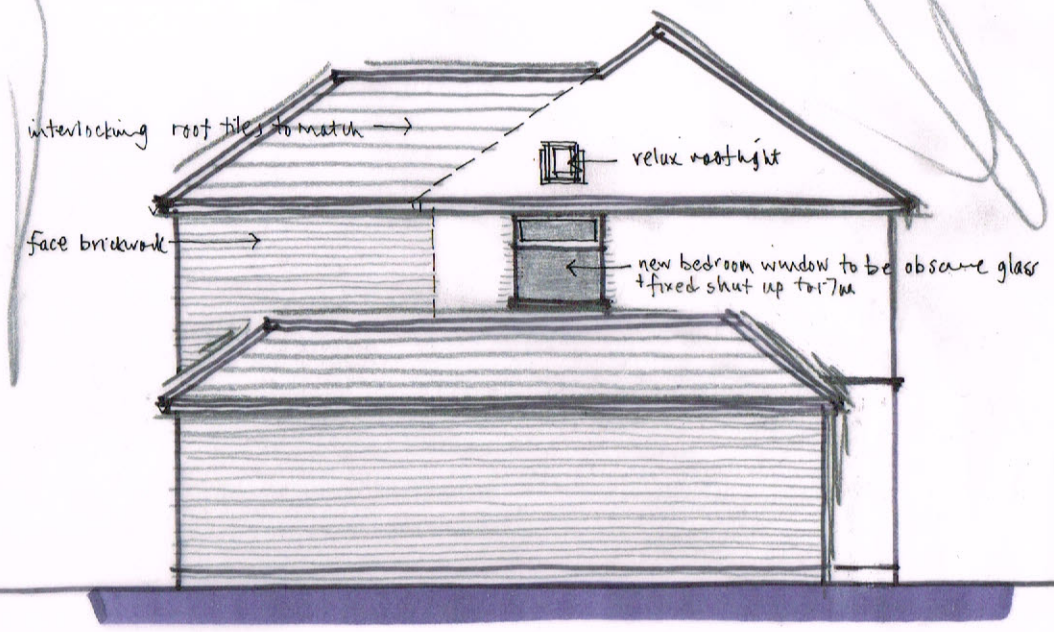
Revisions A - 900mm setback introduced, velux rooflight added 15/1/13

79 UPPER BRIGHTON ROAD, LANCING
Proposals 02 A Dec 2012

PROPOSED ELEVATIONS 1:100@A3



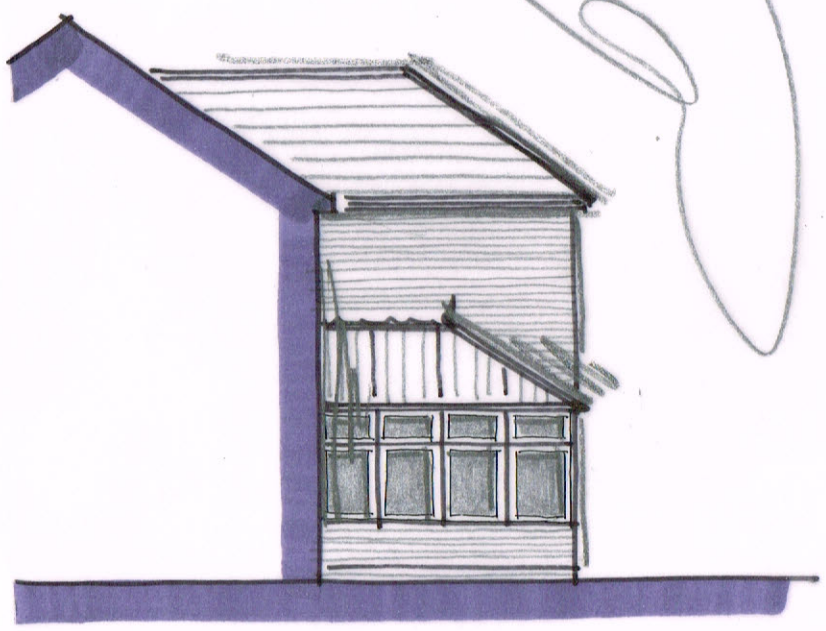
FRONT



SIDE



REAR



SIDE

0 1 2 3 4 5m
metres

Wayne Gander MCIAT
Architectural Technologist
98 Durrington Lane
Worthing
West Sussex BN13 2RQ
Tel/Fax 01903 694817

Revisions A – ~~front setback increased~~, rooflight added, side window amended 15/1/13

79 UPPER BRIGHTON ROAD, LANCING

Proposals 03 A Dec 2012