From: Carlos Hone
Sent: 29 March 2011 12:04
To: 'RJR131313@aol.com'
Subject: RE: 70 Hig Street Shoreham applicatiob ADC/0052/11
Attachments: 70 High Street.pdf

Dear Ray,

Re: Proposed 70 High Street, Shoreham, Change of use to residential and A2.

I have now had the opportunity to speak with the Council's waste services department, who would be happy with the arrangement of bins. If at some time in the future the ground floor and first floor were to split ownership then bins bags could still be used on collection day. The use of blue boxes for recycling is also acceptable.

With regards to the rear dormer it currently does not comply with the Councils DC Standard No.3 'Extensions and Alterations to Dwellings' para 3.11 regarding dormers. It currently would be too wide, and too high on the roof, thus it would result in a top heavy 'box-like' appearance, which is not acceptable, particularly given that the site is within the Conservation Area. I'm afraid I will not be able to support a dormer of this size, or one reduced in height by 100mm. A pair of small leaded dormers 1m wide by 1.6m in height would be more appropriate or, a single dormer 2.5m wide, by 1.5m in height (all equally spaced on the roof plane). With regards to the front dormer I think the reduction in size would be necessary, also to 1m wide, by 1.5m in height. I have attached a couple of sketches to illustrate the dormer sizes.

If you are unable to relook at the interior layout to enable the reduction of the size of the dormers then it is likely that the application will be refused, where upon you will be able to appeal to the Secretary of State.

I am still waiting to hear if there has been any movement regarding the s.106 figure towards sustainable transport. If you client has been in contact with WSCC I would be grateful to hear the outcome of the negotiations.

Regards

Carlos Hone.

Carlos Hone - Planning Officer | Planning Regeneration and Wellbeing, Adur District Council
Location: Portland House, Richmond Road, Worthing. BN11 1LF
Internal: 1352| External: 01903 221352 | E-mail: carlos.hone@adur-worthing.gov.uk

Please think before you print this and save paper

From: RJR131313@aol.com [mailto:RJR131313@aol.com]
Sent: 24 March 2011 13:30
To: Carlos Hone
Subject: 70 Hig Street Shoreham applicatiob ADC/0052/11

Dear Carlos,

In response to your E Mail of the 23rd March 2011.

I understand your concern regarding refuse and recycling, however the site does not allow any other way to service the flat and the shop and they do have wheely bins within the rear area at present which are brought through the shop on collection day .
I cannot see into the future but my client informed me at the beginning that the flat was for her son to live in as a start and the shop letting provides her with an income so she is unlikely to sell them separately.

With regards to the proposed rear dormer the floor to ceiling height will be only 2.1 metres and stair heights have to be 2 metres to comply with building regulations, the width is required to locate the stair and give a reasonable useable bedroom area.

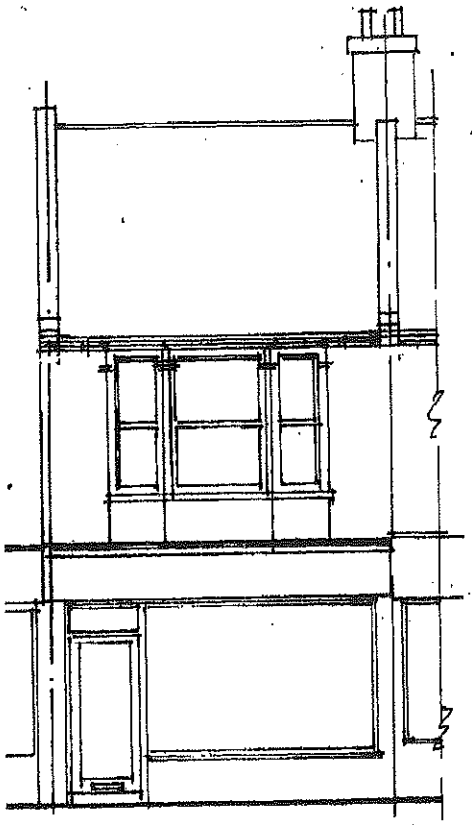
The other properties that you photographed have larger roof areas in width and height so the dormers look smaller in context but if you measured them they are probably bigger than the proposed dormer on No 70.

The small front dormer can be reduced in width and height or replaced with a velux roof light if you would prefer but I can only reduce the rear dormer height by 100 mm other wise building regulations would refuse permission.

Please let me know if this would satisfy planning requirements, and I will alter the drawings accordingly.

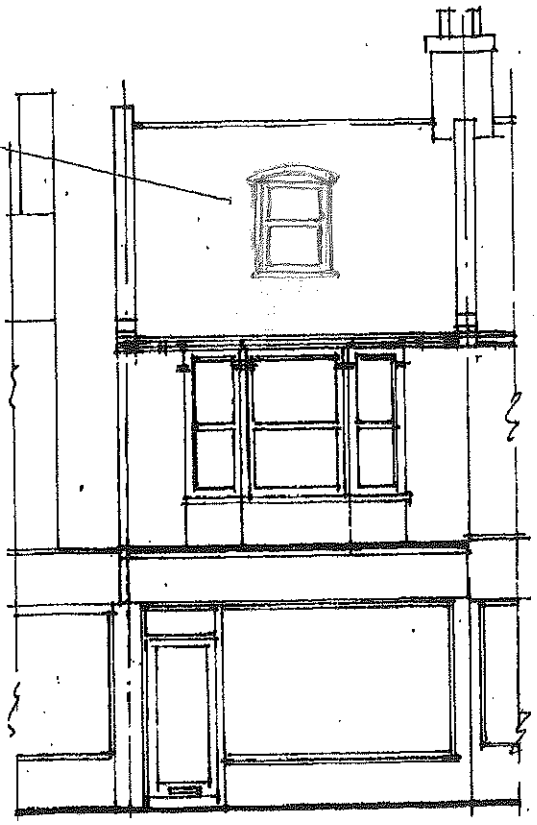
Kind regards

Ray Reynolds

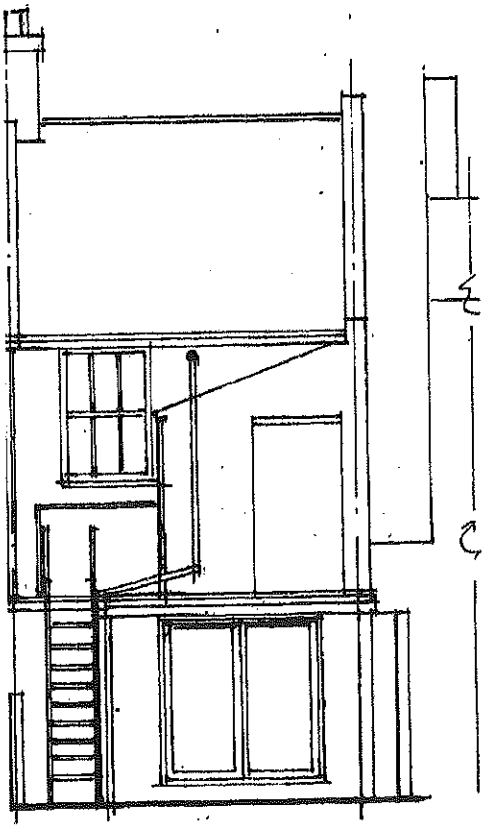


TING FRONT ELEVATION (South)

Proposed lead clad front dormer



PROPOSED FRONT ELEVATION (South)



ISTING REAR ELEVATION (North)

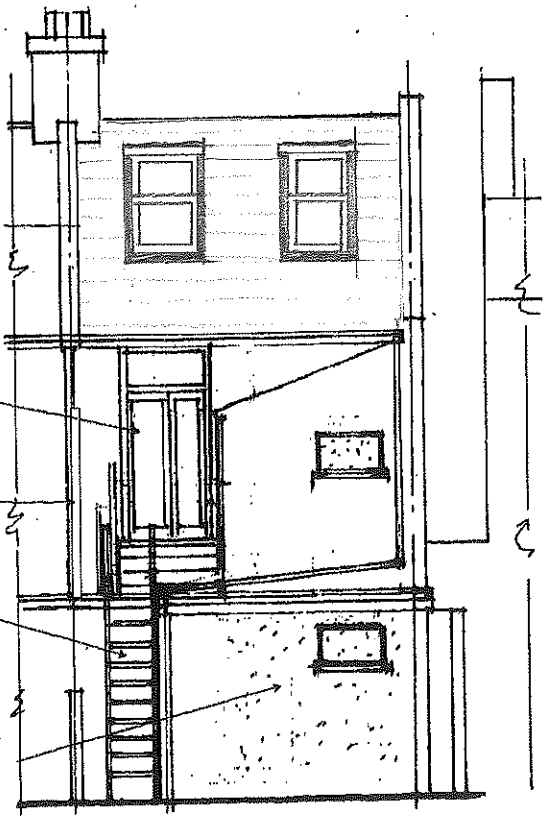
Proposed tile hung rear dormer.

New french casement doors and steps down to flat roof

New translucent glass privacy screen

Replacement fire escape stair to ground floor rear

Existing sliding patio doors removed and the opening filled in with obscure glazed high level window to disabled WC



PROPOSED REAR ELEVATION (North)

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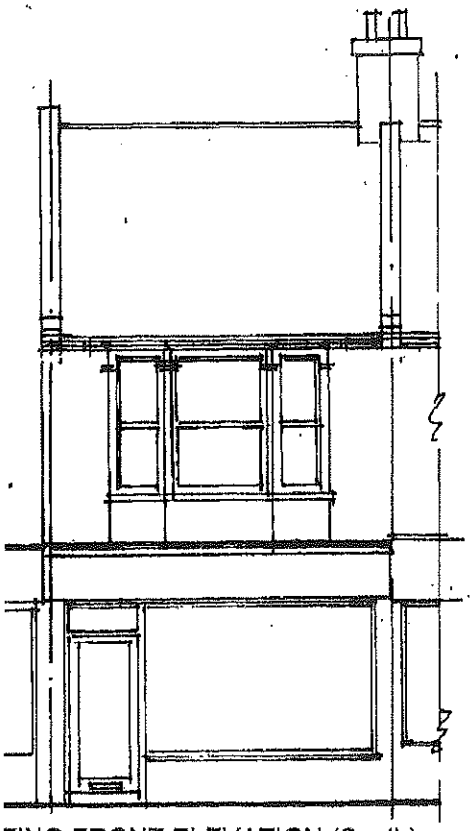
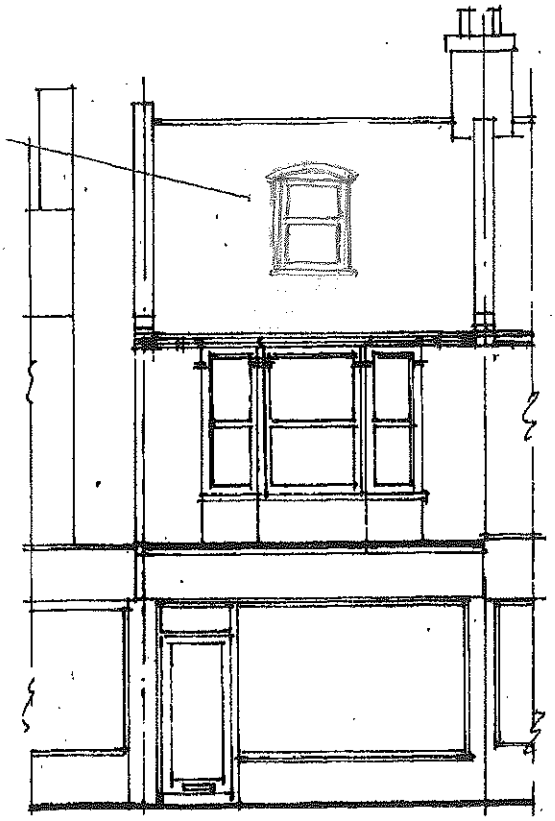


TING FRONT ELEVATION (South)

Proposed lead clad front dormer



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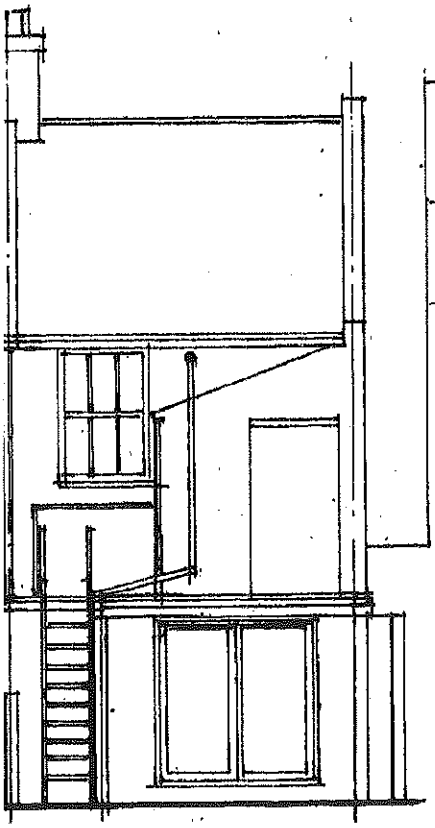

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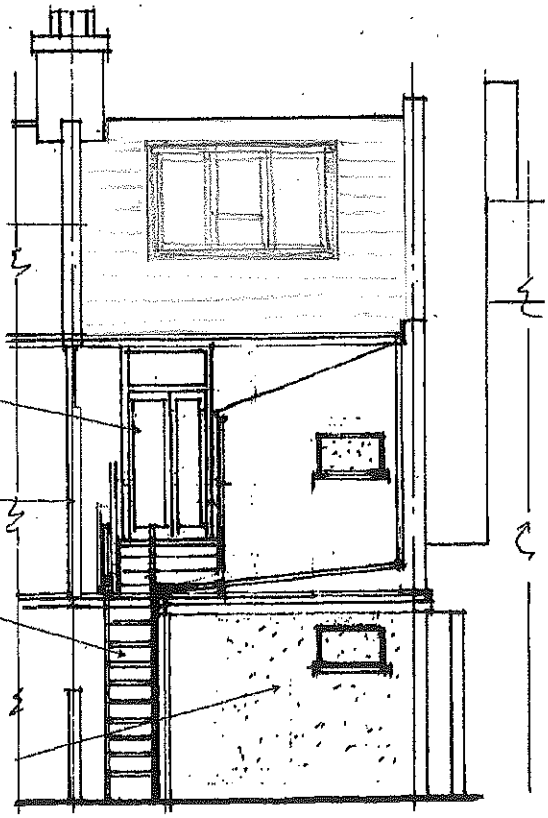

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