

Karen Parsons

From: Anita Gardner
Sent: 02 October 2018 16:08
To: Karen Parsons
Subject: FW: AB/36/18/PL - Blastreat / Greenhurst, Fitzalan Road, Arundel

Please can this EOT until 19-10-2018 be recorded

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Tanner [REDACTED]
Sent: 02 October 2018 16:05
To: Anita Gardner
Cc: Simon McFarlane; Harry Hepple; Nick Watkins
Subject: Re: AB/36/18/PL - Blastreat / Greenhurst, Fitzalan Road, Arundel

Anita

Whilst I am prepared to agree to an extension of time to 19 October 2018 for determination of this application, I consider that the time period should be extended further to enable us to consider and respond to the Dixon Searle appraisal and to conclude any agreement on the affordable housing contribution, other planning obligations and any other matters. Might I suggest an extension to the end of October?

I can also advise that the Road Safety Audit requested by the Highways Officer has been carried out and is being written up and will be with you shortly.

In response to representations from Arundel Town Council, the Council's Conservation Officer and others that the former Swallow Brewery outbuilding be retained, you will be aware that National Planning Practice Guidance in Paragraph 39 states that, *"A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process."* (Paragraph: 039 Reference ID: 18a-039-20140306, Revision date: 06 03 2014) (Emphasis, own)

The existing building on the Blastreat site is not within the designated Conservation Area; neither is it a designated heritage asset; nor is it a non-designated heritage asset identified by the local planning authority on its local listing.

The building was not identified as a building of heritage interest in the schedule of non-designated buildings of local heritage interest that accompanied the Arundel Neighbourhood Plan (April 2004) when the site was allocated for redevelopment for housing.

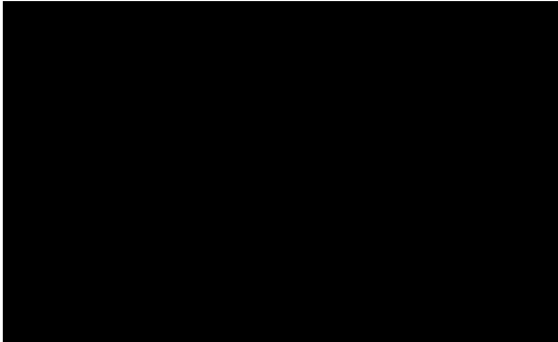
As far as I am aware, the District Council has not identified the building to have enough heritage interest to warrant a heritage assessment to be carried out.



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On Fri, 28 Sep 2018 at 18:02, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Peter,

As far as I am aware no response has been received from Dixon Searle to date. I will speak to them direct to double check. Andy Elder who initiated the consultation is no longer working at Arun so it is possible a response has been provided, but that it hasn't yet found its way to me.

In the meantime can I have your agreement to an extension of time on the application until 19-10-2018 to allow for receipt and discussion with officers prior to writing my officer report.

Regards

Anita Gardner

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On Tue, 25 Sep 2018 at 17:29, Peter Tanner [REDACTED] wrote:

Dear Anita

My architect and I have now reviewed the planning submission drawings and other supporting material against the allegations made in the correspondence from AHA! dated 9th September 2018.

I set out below our point-by-point comment on their concerns. The numbers of the bullet-points correspond with their numbered concerns.

Rear Elevation South:

1. The fence shown on the southern boundary is a proposed new fence, as indicated in the boundary enclosure schedule shown on the submitted Site Plan drawing no. 1650-51A and as also shown on the submitted landscape drawing. The fence is shown from the angle from which the south elevation is viewed. This is not an error.
2. The stepping in levels is the result of where the elevation cut line is taken. This is not an error.
3. The driveway is obscured by the fence mentioned in point 1 and is therefore partially obscured. This is not an error. The position of the vehicular access can be clearly interpreted from the proposed Site Plan.
4. Elevation drawings, including neighbouring buildings, are shown conventionally in orthographic projection rather than in perspective view. If the LPA require eaves and ridge heights of nearby buildings to be topographically surveyed to enable a comparison with the height of the proposed development to be assessed, we can arrange for that additional information to be obtained. However, the submitted 'Verified Views' accurately show how the height and massing of the proposed building will relate to its surroundings.
5. Westbury Lodge is behind the elevation cut line in this elevation and so has not been shown in this view. However, the relationship of the proposed building to Westbury Lodge is clearly shown on submitted drawings 1650-58 and 1650-59B.

North Elevation:

16. Due to the angle of this view the carport is shown indicatively in this elevation drawing. The carport is shown in full in submitted drawing 1650-60. This does not amount to an error or omission.

17. The proposed carport barn is enclosed on its rear elevation adjacent to the end of the rear gardens of the Queens Lane properties. This, together with the very low traffic generation; the low frequency of vehicle movements; and the limited hours during which vehicle movements are likely to take place throughout the day associated with sheltered housing for the elderly (as referred to in the submitted Transport Statement) is such that there will be little or no disturbance to the proposed occupiers of the development or to the occupiers of the Queens Lane properties. Accordingly, under these circumstances there is no reasonable justification for a noise survey to be carried out.

The "Reveal" Elevation:

18. The nearest balcony is 6.2m from the fence of the parking court of Westbury Lodge and 7.9m to the rear corner of the neighbouring rear garden of the nearest Queen Lane property. Notwithstanding, the line of sight from the proposed balconies will be curtailed by the existing outbuildings to the rear of Westbury Lodge and by the proposed pitched roof carport barn. This, together with the distance of separation and oblique view from these balconies is such that there will be no harmful overlooking or loss of privacy. This can be clearly deduced from the submitted drawings.

19. The proposed development shown on Site Plan 1650-51A and the topographical site survey shown on drawing 1650-61 are both shown at 1:200 scale and can be readily compared one to the other.

20. The Ground Source Heat Pump building (notated GSHP on the drawing) is adjacent to the outbuilding within the grounds of Westbury Lodge. The 'Reveal' elevation shows the free standing substation building between the proposed building and Westbury Lodge. This can be noted if required.

Ground Floor Plan:

21. It is conventional architectural practice to show floor plans in isolation to the site layout. The relationship of the ground floor is shown in context with the site layout on the Site Plan drawing 1650-51A. The Site Plan shows the relationship of ground floor apartments to their patios and surrounding garden areas, etc.

22. Flat 14's patio is shown on the Site Plan and on the Elevations. This is not an error.

Block Plan:

23. The site layout conforms to the topographical survey. The access driveway is 6 metres wide in line with the front elevation and narrows to 4 metres opposite the entrance to the buggy store before widening out to between 5.8 metres and 7.5 metres adjacent to parking spaces 1 to 4. This arrangement provides satisfactory width for two vehicles to safely pass each other along

37. Right to Light is a separate civil law matter and is not a matter for determination under planning development control.

38. The plotting of the neighbouring properties have been based on the OS Map. The small bay referred to at Riverside House is not shown on the OS Map. We have offered to carry out a measured survey of Riverside House and would be prepared to add the small bay window to the site section once surveyed. The owner of Riverside House is yet to agree when we can enter onto his property to undertake that measured survey.

39. Refer to 38 above.

40. BRE have carried out their appraisal of daylight and sunlight to neighbouring properties in accordance with BRE best practice guidance.

41. The window to room 4 of Riverside House referred to in the BRE Daylight and Sunlight Report is shown on drawings in the public domain as a non-habitable room (ensuite bathroom). Refer to BRE Daylight and Sunlight Report.

42. Refer to 37 above.

43. Refer to BRE Daylight and Sunlight Report.

44. Refer to BRE Daylight and Sunlight Report.

45. The planning application is accompanied by a surface water drainage strategy report.

46. The planning application is accompanied by a surface water drainage strategy report.

Topographical Survey:

47. The Site Plan conforms to the topographical survey.

48. The south west site boundary is straight, as per the topographical survey (we believe the AHA's comment refers to the neighbouring parcel of land shown on the topographical survey that is within the BT Depot site and which is at an angle to this boundary).

49. The topographical survey does show the dropped kerb to Riverside House. We have no reason to question its accuracy.

Indicative Street Scene:

50. The ridge height is consistent with the elevations. Ground levels vary, and therefore the ridge will appear different depending upon where the elevation/section is taken from. This is not an error.

51. We accept AHA's comment that the central ridge line of Otmers Quay is positioned slightly below the ridge line of its gables. However, this relationship is accurately and clearly shown in the submitted 'Verified Views'. Notwithstanding, this anomaly does not materially change the overall relationship of the proposed development to Otmers Quay and merely requires a minor

I would be grateful for the Planning Officer to consider the above response to their allegations. If, having carried out that exercise you consider you require any further information or clarification of the submitted drawings please do not hesitate to contact me.

I shall send a copy of this email to the AHA group via Adrian Burrows.

Regards

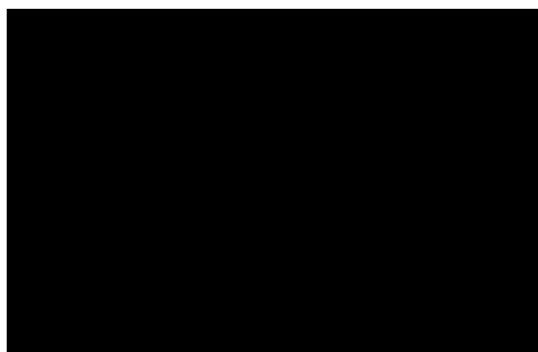
Peter Tanner

Planning Director



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On Thu, 20 Sep 2018 at 17:18, Peter Tanner [REDACTED] wrote:

Anita

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