

Susan Haley

From: Harry Chalk
Sent: 06 May 2025 08:09
To: Planning.Responses
Subject: FW: AB/43/25/PD - Riverside House
Attachments: Existing Floorplans and Elevations (2).pdf; Proposed Floorplans (2).pdf; Proposed North-East Elevation (2).pdf; Proposed North-West Elevation (2).pdf; Proposed South-East Elevation (2).pdf; Proposed South-West Elevation (2).pdf; Sub Plan Action Sheet.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Could the attached plans be uploaded as sub plans to the above application reference in accordance with the attached sub plan action sheet please. No re-consultations needed.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...



Sent: 05 May 2025 14:06

To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: AB/43/25/PD - Riverside House

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Mr Chalk,

Please find attached the amended plans, which, I hope, will satisfy all the points of your below email.

Many thanks

Bertille

From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 29 April 2025 09:21

Subject: AB/43/25/PD - Riverside House

Dear Ms Guilbert,

I write to you with respects to the above application.

Following the previous planning appeal decision (APP/C3810/D/24/3339003) and notwithstanding The Local Planning Authority's sole reason for objection under AB/117/23/PD, the Planning Inspector found that there were additional components of the proposal that did not comply with the relevant criteria of Schedule 2, Part 1, Class AA. Notably, he Inspector identified that the single storey front bay, rear two-storey bay, and the single-storey front lean-to do not form part of the principal part of the dwellinghouse. As such, they concluded that these components prejudiced the schemes compliance with Class AA. I do note that the additional storeys above the garage have now been removed to address our prior concerns, but I also note that the additional two storeys continue to apply to the bay and lean-to features. As such, as the proposal stands, it remains non-compliant with the relevant sections of Class AA.

I also note that The Inspector found some inaccuracies in the existing elevations, these being the lack of a pitched roof to the rear tow-storey bay feature and the absence of the French doors to the front and rear central gables of the roof.

I would ask that the existing and proposed elevations be amended to remove the additional storeys from the bay and lean-to features identified by The Inspector, and to ensure the minor inaccuracies identified are addressed accordingly. Provided these amendments can be made by 09/05/25, we will have them uploaded and consider them further within our assessment of the application. In lieu of these amendments, it is clear that the proposal should be 'refused' in its current format in line with the prior conclusions of The Inspector.

Could I request your comment on this matter at your earliest convenience?

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Our priorities...



Improving the
wellbeing of Arun



Delivering the
right homes in
the right places



Supporting our
environment
to support us



Fulfilling Arun's
economic potential



<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice 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 (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
