



SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Mr M Eastham
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

29 October 2021

Dear Mr Eastham,

Ref Variation following grant of AL/103/18/PL to amend Condition No 2 approved plans - to change the design & layout of approved 2 No. dwellings – L'Apache Westergate Street Woodgate PO20 3SQ. – Discharge of Conditions Application for LPA Ref. AL/50/21/PL.

I refer to the above mentioned development and the planning approval dated 28 July 2021.

There were a number of conditions imposed, some of which require formal discharge, namely;-

1. Start within 3 years.
2. List of plans permission is based upon.
3. Schedule of materials to be submitted and approved by the LPA before works taken above DPC level.
4. Details of hours of working allowed.
5. Car turning and parking spaces are needed to be constructed prior to occupation.
6. Cycle storage details to be provided and agreed before occupation.
7. Prior to the occupation of the two dwellings hereby approved, the 'Keep Clear' markings shall be re-instated on the carriageway of Lidsey Road adjacent to the private road access.
8. Level survey detail along with existing and resultant ground and slab levels to be provided before commencement of works.
9. Surface water drainage scheme to be submitted and agreed prior to commencement of works.
10. The SUDS drainage scheme to be implemented in accordance with the approved detail including the ongoing maintenance and management of the system.
11. Connection into the 150 mm diameter sewer in the private access lane to be undertaken prior to commencement of works.

12. Details to be submitted for approval setting out how the development will incorporate decentralised, renewable and low carbon energy supply systems.
13. Permitted Development rights restricted.
14. Landscaping scheme to be submitted to and approved by the LPA prior to development above DPC level.
15. Agreed ecological enhancements to be provided on site prior to occupation.
16. External lighting restricted to that which minimizes the effect on bats.
17. Noise mitigation measures to be implemented prior to occupation.
18. Obscure glazing to be fitted to first floor en suite and bathroom windows to Plot 1.

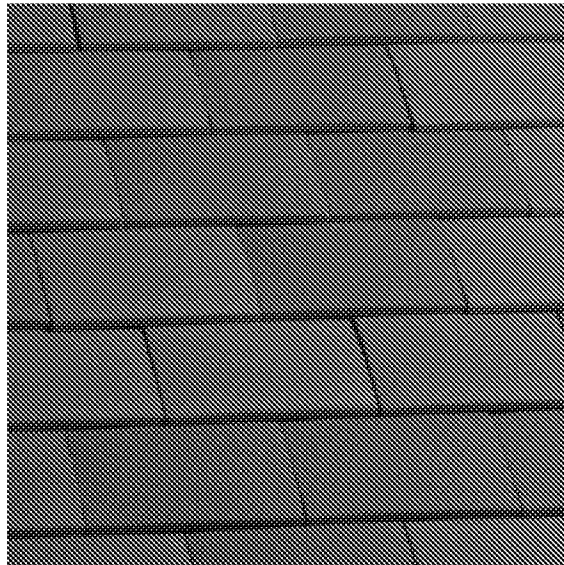
Those highlighted in RED (No.'s 3, 6, 8, 9, 11, 12 and 14) are to be the subject of this DOC application.

Condition No. 3

No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed houses and the extension to the existing house known as "L'Apache" have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the two houses and the extension.

Materials proposed with the development are as follows;-

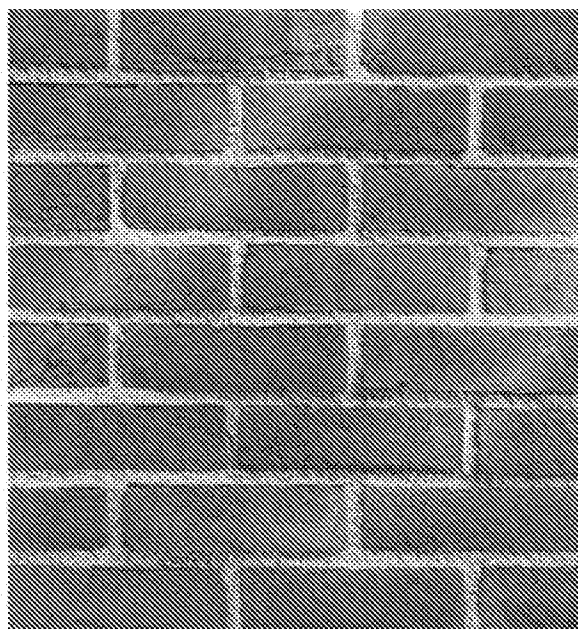
Roof tiles – Marley Acme Single Camber plain tile sand faced – see below;-



To the lower pitched roof to the rear single storey portion is to be Sandtoft 20/20 plain roof tile with 100 headlap.



Brickwork – Wienerberger Facing Brick Warnham Nutcombe, see below;-



Samples of the brick and tiles will accompany this application to be delivered separately if and when requested.

Condition No. 6

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans to be submitted to and approved by the Local Planning Authority, after consultation with the County Highway Authority.

Cycle storage details are attached and the positions of the sheds are indicated on the landscape plans.

Condition No. 8

Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the buildings the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

I attach a copy of the topographical survey and also a general site cross section showing the proposed floor and ground levels. Floor levels will be to match the existing property, L'Apache at 9.950 AOD and the surrounding hard-standing and path levels at 9.690 AOD. Other site levels will be 100 mm higher at 9.790 AOD.

Condition No. 9

No development shall take commence until a surface water drainage scheme, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

A copy of the surface water drainage design, layout, calculations and checklist prepared by our drainage consultants is attached to accompany this application.

Condition No. 11.

Prior to the commencement of construction works, the applicant shall connect into the 150mm diameter foul water sewer that runs along the private access lane towards the application site, subject to Southern Water's consent.

The new foul drainage will be connected into the existing manhole as shown on the proposed plot plan, the connection into this manhole has been carried out, the manhole then has an existing run taking it into the 150 mm diameter public sewer.

Condition No. 12.

Prior to commencement of construction, details shall be submitted for approval setting out how the development will incorporate decentralised, renewable and low carbon energy supply systems. The approved details should thereafter be implemented prior to occupation of any of the dwellings and any approved renewable energy supply systems shall be permanently retained and maintained in good working order thereafter.

An air source heat pump is proposed with the both new dwellings on the development to provide renewable low cost heating and hot water to the properties.

Pump



Specification and details are attached with this application.

Electric car charging points will provide to both new properties, they are sited towards the front of each unit within reach of the allocated parking spaces as shown on the supplied proposed plot plan.



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100% low energy lighting will be installed to all rooms and external parts of the buildings.

In addition to the measures shown above, the properties are designed to meet the latest standards as set out within the Building Regulations – a copy of the SAP design and calculations are attached.

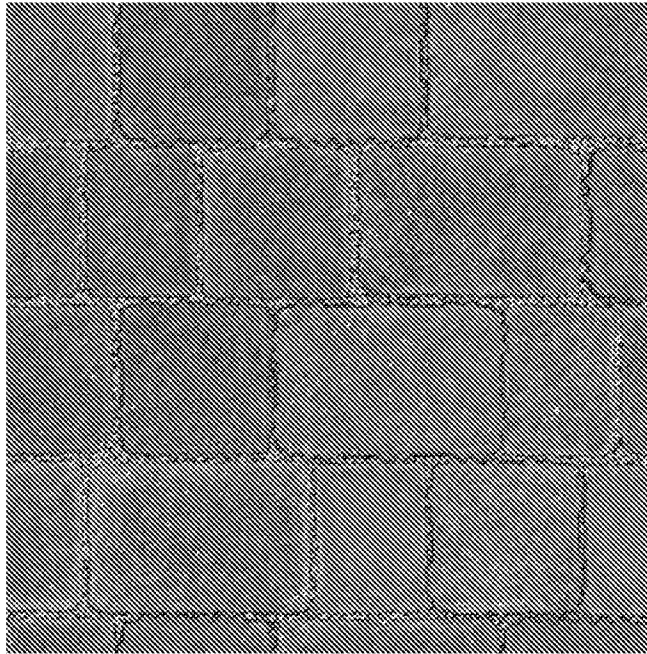
Condition No. 14.

No development above damp proof course (DPC) level shall take place until details of the landscaping have been submitted for approval in writing by the Local Planning

Authority. The approved landscaping details shall be installed prior to occupation of the 2 dwellings and thereafter will be permanently retained and maintained.

I attach a copy of the prepared landscaping plan for the two new plots for consideration.

The driveway and hardstanding areas are to be 'Brett permeable Alpha charcoal paving blocks – see below.



Patio and pathway areas are to be Indian sandstone paving – see below.



Boundary treatments between buildings are to be 1.8 metre waney lap timber fencing on concrete gravel boards supported by concrete posts, see below.



To the southern and eastern boundaries – wooden post and rail fencing will be adopted – see below.



I hope that this detail is self-explanatory, and I look forward to receiving confirmation of the acceptance of the proposals, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE

cc Randmere Limited.

