

[REDACTED]

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 20 July 2017 15:20
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: AL/72/17/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Whittington into this correspondence to ensure that he is aware of issues or events happening in his constituency.

Katie Kurek

Technician
Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 06 July 2017 12:19
To: SU Local Development
Subject: Planning Consultation on: AL/72/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION AL/72/17/PL
NO:

Registered: 5th July
2017

Site Address: Land West Of Fontwell Avenue Eastergate PO20 3RU

Grid Reference: 494519 105777

Description of 2 No. dwellings. This application is a Departure of the

Works: Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10-AUG-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

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**FROM: Katie Kurek TO: Arun District Council
FAO: S Davis**

SUBJECT: AL/72/17/PL - 2 No. dwellings. This application is a Departure of the Development Plan.

Land West Of, Fontwell Avenue, Eastergate, West Sussex, PO20 3RU

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Under AL/95/13 3 x dwellings were approved with new access arrangements via a new cul-de-sac. Consequently permission has been given under AL/121/16 for splitting of plot 3 for 2 x semi-detached dwellings.

This current application seeks 2 x detached dwellings on plot 2 (middle plot) in place of approved single dwelling. No changes to existing approved access arrangements. The previously approved vehicle visibility splays of 2.4m x 70m to the north and 2.4m by 59m to the south have been demonstrated. These should be conditioned and maintained in perpetuity.

On the basis that two allocated car parking spaces per dwelling have been provided the WSCC Car Parking Demand Calculator envisions a total demand for 3 spaces per dwelling. From an inspection of the proposed plans there is sufficient space to accommodate further visitor parking and still enable a turn on site to exit on to the publically maintained highway (Fontwell Avenue) in a forward gear.

We remind the LPA of previous conditions regards access, visibility, parking, turning, bicycle storage and Construction Management Plan that would be required as part of these proposals also. The previous informative regards technical approval for works in the public highway should also be noted (please refer to most recent highways conditions advised under AL/121/16).

**Katie Kurek
Planning Services**