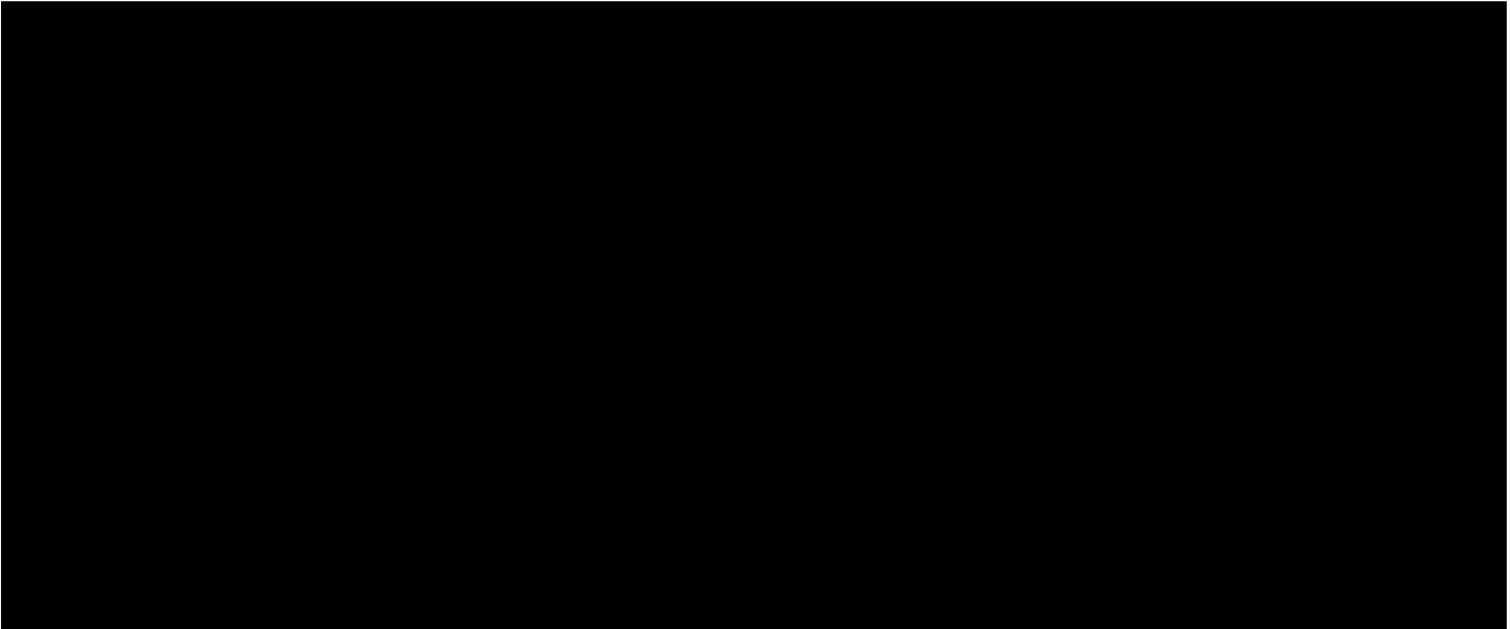




From: Park Gate [REDACTED]
Sent: 01 February 2019 15:10
To: Richard Castro-Parker
Subject: RE: AL/88/18/PL

Good Afternoon,

It is nice to hear from you, we have had a very frustrated client waiting for a response.

In regards to the following points

1. Our client would be happy to fit obscure glass to the side windows if necessary
2. The plans have been amended to correctly reflect the position of the windows – attached
3. With regards to the tree, the extension is an infill of the existing building and therefore any building works carried out will not affect the tree in question. All shrubs and trees will be unaffected. Any building works carried out will not be detrimental to the surrounding shrubbery.

We are happy to accept the pre commencement conditions.

Kind regards

Carianne Wells

From: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Sent: 30 January 2019 12:38
[REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: AL/88/18/PL

Dear Mrs Wells,

Firstly I apologise for the lack of contact regarding your clients application ref: AL/88/18/PL – Aldingbourne Cottage Rest Home. I have discussed the application today with the Area Manager and note the following:

1. It is considered that there would be detrimental level of overlooking from the proposed first floor level windows in the rear elevation of the proposal facing adjoining property 5 Elmcroft Place. Officers note the neighbour comments raised from the Occupiers of 5 Elmcroft Place (this can be viewed on the council's website). Officers could impose a condition to obscure these windows but would not necessarily wish to do so if they are the only windows serving the bedrooms. (see point 2 below).
2. The plans seem to show a number of windows in the side elevation of the extension at first floor level but these are not shown on the side elevations. Please could this be confirmed. If the plans are meant to show windows within the side elevation/roof slope please could the plans be amended accordingly.
3. There is a tree close to the rear boundary of the site (although outside the application site) which could be affected by the proposal (with regard to root protection). (see point 1 of the neighbours comments). You will need to state how the proposal would not have a detrimental impact upon this tree or how it will be mitigated, etc.

The Council's Drainage Engineer has recommended the following condition be imposed. As this is a pre-commencement condition. As this is a pre commencement condition I am emailing you as whether this is satisfactory. This notification is in line with **THE TOWN AND COUNTRY PLANNING (PRE-COMMENCEMENT CONDITIONS) REGULATIONS 2018**. Could you please let me know if the following condition is satisfactory?

I hope to hear from regarding the above matters asap.

Proposed (standard) drainage Condition :

Development shall not commence until full details of the proposed surface water drainage scheme have 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.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Yours sincerely

Richard Castro-Parker

Senior Planning Officer (Contract)
Arun District Council.

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

DX 57406 Littlehampton

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