

## Simon Davis

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**From:** Adrian D'Cruz [REDACTED]  
**Sent:** 16 August 2021 13:12  
**To:** Simon Davis  
**Subject:** RE: Planning Consultation on: AW/228/21/RES  
**Attachments:** 002 Landscape Plan REV A 16 08 21.pdf; 014 Garages 14 08 21.pdf; 001 Site Layout & Block Plan REV A 13 08 21.pdf; 003 Parking Plan REV A 13 08 21.pdf; Carlton Avenue Biodiversity Statement 110821.pdf; Tree Survey & AIA 34-44 Carlton Avenue. 01072021.pdf

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Dear Simon,

Please find attached updated and additional plans for your review.

I have also updated the Biodiversity Statement and resent through the original Arborcultural Report as it appears from the comments from ADC Greenspace they had not seen the tree protection areas highlighted in the report.

The Landscape Plan has been updated with further detail and more native species have been included to reinforce the easterly tree line. Where screening is deemed to be more important to create privacy for future occupiers non-native evergreen species have been selected.

The Parking Plan has been amended to include smaller double garages (but well in excess of 6x3m internally) so we have accounted each as 0.5 spaces. Due to the smaller dimensions an additional uncovered parking space is created at the southern end of the site so a total of 19 spaces (as per the calculation methodology) is provided as required.

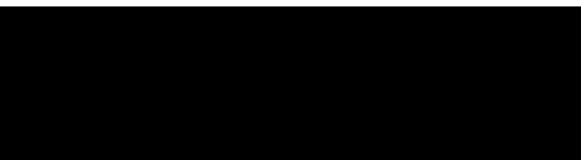
A Garage Plan has been provided to show layout and elevations as per your request.

I trust the above is in order but if you require anything further please let me know.

Best regards

Adrian

Adrian D'Cruz  
Counterpoint Properties Ltd.



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**From:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Sent:** 06 August 2021 16:45  
**To:** Adrian D'Cruz [REDACTED]  
**Subject:** RE: Planning Consultation on: AW/228/21/RES

Dear Adrian,

I have reviewed the application in full and pretty much everything is fine. The only issue I have (notwithstanding the landscaping plan request) is in terms of parking provision.

Our Parking Standards SPD requires 19 spaces including 2 visitor. You show 18 and 2 visitor but 4 of these are in double garages. The issue is that our SPD states that garage spaces must be 3 x 6m (single) to be counted as half a space and that if not meeting these dimensions they will not be counted at all. There are no floor or elevation plans for the garages (this itself is an issue) but I measured from the layout plan and the garages seem to be 5.5m by 5.5m so are undersized. As each garage only serves one dwelling, I will count them as providing half a space each but this leaves you short by 2 spaces versus the requirements.

If you increase the garage dimensions to 6m by 6m then I can treat them as having 1 space each (2 x 0.5 each) but this still leaves you short of the requirements. Therefore, I suggest that you change the garages for double car ports as that way I can treat them as having 2 spaces each. If you agree, then I will need plans & elevations of the car ports. If you also need to amend the dimensions of the structure then I will also need other plans amending to show this (layout, landscaping, parking plans).

I trust this makes sense and I look forward to hearing from you. Again, please note my previous deadline.

**Simon J Davis MRTPI**  
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Directorate of Place  
  
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**From:** Adrian D'Cruz [REDACTED]  
**Sent:** 03 August 2021 19:13  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** Re: Planning Consultation on: AW/228/21/RES