

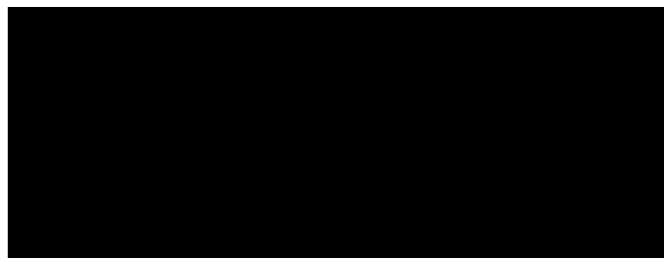
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PP-07644073

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
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27 February 2019

Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Michael

Application under Section 73 of the Town and County Planning Act 1990 for variation of Condition 1 of A/81/18/RES at Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

Future Planning and Development provide planning advice to our client Gold (Angmering) Limited. On behalf of our client we are pleased to enclose an application for the variation of Condition 1 of planning permission A/81/18/RES for *“Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings”* approved 13 November 2018.

Condition 1 relates to the approved plans, this application seeks permission for a number of minor changes to the layout and changes to the elevation of the apartment block to improve the overall quality of the development.

The application has been submitted via the Planning Portal (reference PP-0764407). The application does not require a planning application fee as this is the first variation of the permission within 1 year of the grant of planning approval.

Proposed Changes

The proposed amendments to the approved plans are described below:

1. **Kerb-line Realigned** – The kerb has been marginally re-aligned in on the access road between P19 and P6. Previously the footpath was too narrow in this part of the site;
2. **Footpath Along Frontage** – A footpath has been included at the frontage of the site along Roundstone Lane at the request of the Highways Authority;

3. **Additional Fencing and Lockable Gates** – Additional fencing has been added to delineate between the plots. This is generally in the rear gardens of the plots.
4. **Footpath Material Change** – The footpath which lines the access road has been changed from paving slabs to tarmac. Paving slabs were proposed erroneously when the materials condition was discharged. Tarmac is a much more appropriate material for the paths;
5. **Fire Hydrants** – The fire hydrant has been relocated towards the middle of the site at the request of the Fire Brigade and Southern Water;
6. **Plot 11** – The path to the front P11 has been shortened as it did not lead to anywhere;
7. **Electric Vehicle Charging Points** – The number of EVCP has been reduced to 2, both of which are located in the communal parking areas (this is subject of a separate application to vary Condition 20 of the outline permission);
8. **Plot 12 Turning Area** – Road to the front of P12 has been extended southwards by 500mm to enable better turning provision;
9. **Hedge Planting** – Additional hedge planting is proposed across the site;
10. **Amendment to Apartment Block Rear Elevation** – The rear elevation of the apartment block has been amended to omit the dormer window at second floor level. Instead the roof now extends down to below the eaves of the first storey level. The dormer was above the communal stairs with an area of ‘dead-space’ where the landing did not lead to anywhere. This area of ‘dead-space’ has now been omitted and closed off. The omission of the dormer window will reduce the overall bulk of the apartment block and improve the overall appearance of the building. These changes are show on the following plans:
 - 1006-Ang110 Rev. D - Apartments Ground and First Floor
 - 1006-Ang111 Rev. D - Apartments Second Floor and Roof Plan
 - 1006-Ang112 Rev. D - Apartments Front and Side Elevations
 - 1006-Ang113 Rev. D - Apartments Rear and Side Elevations
11. **Apartment Block Lock** – A key pad lock and gate has been added to the apartment building to improve security and prohibit open access to the rear;
12. **External Lighting** – 7 bollard lights have been positioned at various points throughout the site to provide an optimal level of discreet lighting;

Proposed Variation of Condition

The applicant is seeking to amend Condition 1 as follows (amended plans in red):

“The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing Number 1084-Ang100 Rev. A - Location Plan

Drawing Number 1006-Ang101 Rev. R - Site Layout Plan

*Drawing Number 1006-Ang102 Rev. H - Materials Layout**

Drawing Number 1006-Ang103 Rev. C - Affordable Housing Plan

Drawing Number 1006-Ang104 Rev. D - Proposed Street Scenes
Drawing Number 1006-Ang110 Rev. D - Apartments Ground and First Floor
Drawing Number 1006-Ang111 Rev. D - Apartments Second Floor and Roof Plan
Drawing Number 1006-Ang112 Rev. D - Apartments Front and Side Elevations
Drawing Number 1006-Ang113 Rev. D - Apartments Rear and Side Elevations
Drawing Number 1006-Ang114 Rev. B - House Type A: Plans and Elevations
Drawing Number 1006-Ang115 Rev. C - House Type B: Plans and Elevations
Drawing Number 1006-Ang116 Rev. C - House Type C: Plans and Elevations
Drawing Number 1006-Ang200 - House Type B1: Plans and Elevations
Drawing Number 1006-Ang210 - House Type B2: Plans and Elevations
Drawing Number 1006-Ang220 - House Type C1: Plans and Elevations
Drawing Number 1006-Ang230 - House Type C2: Plans and Elevations
Drawing Number 1006-Ang236 - House Type C3: Plans and Elevations
Drawing Number 1006-Ang150 - Post and Rail Fence
Drawing Number 1006-Ang151 - 1800mm Close Boarded Fence
Drawing Number 1006-Ang152 - 1500mm Close Boarded Fence
Drawing Number 1006-Ang153 Rev. A - Cycle Parking Plan / Stands
Drawing Number J5762/EX11 - Proposed Site Layout
Drawing Number J5752/HW01 Rev. A - Proposed Main Access Road Levels
Drawing Number J5752/HW03 Rev. A - Tracking Drawing 1
Drawing Number J5752/HW04 Rev. A - Tracking Drawing 2"

**additional plan*

Many of the changes relate to elements which were previously agreed pursuant to conditions on the outline permission, for example materials and fire hydrants. The submitted *Materials Plan Rev H* consolidates all of the details submitted pursuant to conditions on the outline permission.

We look forward to receiving your confirmation that the variation is acceptable. Should you require any further information please give a call on the number at the top of this letter.

Yours sincerely



Garry Hutchinson – MRTPI