

1720/04-200201

PP-08563387

28 February 2020

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
London EC4V 5AH

Andrew Wood
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Wood

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 and was previously amended under S73 application A/28/19/PL. As construction of the development proceeds further refinements of the approved scheme are proposed, which aim to improve the overall quality of the development.

The application has been submitted via the Planning Portal (reference PP-08563387).

Proposed Changes

The proposed amendments to the approved plans are described below:

1. **Site frontage** – shallow turfed areas in front of plots 1-5 and 19-22 replaced with planting and bark, for the better management of these areas.
2. **Plot 5** – Turf replaced on the southern side with shingle path; new front gate introduced; turf on slope to south replaced with planting and bark, for improved access to rear and better management of these areas.
3. **Communal Area south of Plot 5** - Planting kept for upper level, with turf for lower level and 1.8m close boarded fence introduced along the top bank to

follow the boundary line, for the better management of these areas and to improve separation between the development and the garage site to the south.

4. **Plot 7** – Garden of Plot 7 has been enlarged to incorporate some of the area to the south. This will enhance the amenity of the property and provide for the management of this land.
5. **Plot 11** – New access path with gate to the south of the plot, and side fence moved back by approx. 1.5m, to provide better access to rear garden.
6. **Plots 12-14** – Post and rail fence added to boundaries between the front of the plots, to improve separation between units. The rear access path for Plot 12 is moved from the north to the south of the building (as Plot 11) and bin storage area provided to northern side of plot.
7. **Apartment building (Plots 23-30)** – Refuse and recycling storage area moved to northern side of the building, behind new gate with key code lock. 2 x 1100L refuse bins and 2x 1100L recycling bins. Cycle store to the south east of the building is repositioned slightly and areas of block paving have been replaced with permeable shingle.
8. **Unilog Wall** – A handrail has been added along the top of the Unilog wall as a safety measure.
9. **Plots 15-18** – Wooden decking proposed to rear of gardens (behind Unilog wall) in order to make this area usable. Lightweight steps provided to the decked area with built-in storage underneath. Paths/patios extended to the position of the steps. Balustrades provided to match the decking style for Plots 15 and 18, with close-board fencing for Plots 16 and 17 to prevent overlooking.
10. **Plot 22** – The area between the north side of plot 22 and Unilog wall changed from turf to shingle, for the better management of this area.

Many of the above changes would normally be considered ‘non-material’, but we have included all proposed changes, for the sake of completeness.

However, the introduction of wooden decking to the rear of Plots 15-18 would constitute a material amendment to the scheme. This specific change is proposed in order to improve the quality of the external amenity space for these units. The approved scheme shows split level gardens, with a lower level at the back of the houses and a higher level behind a Unilog wall, accessed by steps up from the lower level. The rear part of the garden is not level and undulates quite significantly in some parts of the site, limiting its value as an amenity space for the houses. Existing sections through each garden are submitted, which illustrate the deficiencies of these areas as amenity spaces.

It is proposed to create a level area of decking for the rear part of the garden for each of the four plots, 15-18, thereby creating usable amenity space. Plans and sections of the proposed decking areas are shown on drawing 1006-Ang111 A. Given that the decking areas will be at a higher level than the rear gardens adjacent to the houses the proposals have been designed to secure privacy for the properties by reducing inter-visibility between windows and gardens – although the approved scheme already includes split level gardens. Specifically, either 1.8m or 1.5m close boarded fencing is proposed to separate gardens in order to reduce visibility and for Plots 16

and 17, which are semi-detached houses, where the potential for overlooking from the decking areas to the lower level rear gardens and rear windows is greater, 1.5m screens are proposed to prevent direct overlooking.

Variation of Condition

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

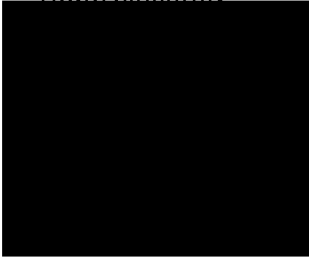
“The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

*Drawing Number 1084-Ang100 Rev. A - Location Plan
Drawing Number 1006-Ang002 Rev. A – Electric Vehicle Charging Points Plan
Drawing Number 1006-Ang101 Rev. X - Site Layout Plan
Drawing Number 1006-Ang102 Rev. S – Materials Layout
Drawing Number 1006-Ang103 Rev. C - Affordable Housing Plan
Drawing Number 1006-Ang104 Rev. D - Proposed Street Scenes
Drawing Number 1006-Ang106 Rev. H – Proposed Landscape Layout
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-Ang118 Rev. A – Plots 15-18 External Stairs Sections
Drawing Number 1006-Ang119 – Approved Unilog Sections 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 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-Ang294 Rev. A – House Proposed Phasing Plan
Drawing Number 1006-Ang302 – Proposed Ramp Layout to CALA Homes Site
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”*

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 Layout Rev S* 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 do not hesitate to contact me.

Yours sincerely



Chris Frost – MRTPI
Director