

Ms Anita Gardner  
Principal Planning Officer  
Directorate of Place  
Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

19 March 2021  
Ref: RH/Let/P1483ii

Dear Ms Gardner,

**RE: Section 73 Variation of Condition Application: Proposed Variation of Condition 1 pursuant to Planning Permission A/166/19/RES at The Laurels, Dappers Lane, BN16 4EN.**

This application should be considered with regards to the following documents and drawings submitted in support of this application:

- **Planning Application Forms and Notices**
- **Covering Letter**
- **Approved Drawings (0310-P011, 0310-P013 and 0310-P021)**
- **Proposed Drawings (0310-P011A, 0310-P013A and 0310-P021B)**

This Section 73 application relates to the variation of Condition 1 attached to application reference A/166/19/RES, granted permission on 18 February 2020 for:

*"Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two-bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings."*

**Proposed Variation of Condition 1 pursuant to Application Reference A/166/19/RES**

Condition 1 pursuant to application reference A/166/19/RES relates to the approved drawings as printed below:

*"The development hereby approved shall be carried out in accordance with the following approved plans:*

Managing Director  
Chris Barker MATP MRTPI  
Directors  
Huw James MRTPI  
Adam King RIBA  
Adam Staniforth FCCA

ECE Planning Limited  
Registered in England  
No 7644893  
VAT No 122 2391 54  
Registered Office:  
Amelia House  
Crescent Road, Worthing  
BN11 1QB

*Coloured Front Elevations: 0310-P021  
Street Scene Section 0310-P023  
Street Scene Section AA & BB 0310-P022  
House Type B Elevation 0310-P013  
House Type B Floor Plans 0310-P012  
House Type C Floor Plans 0310-P014  
House Type A Elevations 0310-P011  
House Type C Plots 1 and 2 Elevations 0310-P015*

*Existing Street View & outline elevations sheet 2 of 2 02-E-GA*  
*Master Plan for Units 9 310-P002*  
*House Type A Floor Plans 0310-P010*  
*Existing Location and Block Plan 0310-P001*  
*Proposed Drainage Strategy Plan 101 Rev A*  
*Proposed Impermeable Area Plan 103*  
*Proposed Ownership Plan 102*  
*Existing topographical survey 02-T-E Sheet 1 of 2*  
*Hard & Soft Landscaping 100 Rev 06*

*Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan."*

As set out in our email to you on 26 February 2021, the detailed design of the dwellings submitted with the Reserved Matters application (as identified above) included elevations which specified the materials proposed to be used. No materials condition was applied to the Reserved Matters application.

The Applicant would like to amend the materials proposed for the roofing tiles from "Marley Eternit Acme Single' Camber Mixed Brindle S/C K3" to "Marley Eternit Thrutone Fibre Cement Slate Roof Tile" on **Plots 4, 5, 7, 9**. This would affect drawing references 0310-P011, 0310-P013 and 0310-P021 only.

Images of the approved and proposed tiles can be seen below:

**Approved Tile - Marley Eternit Acme Single' Camber Mixed Brindle S/C K3**

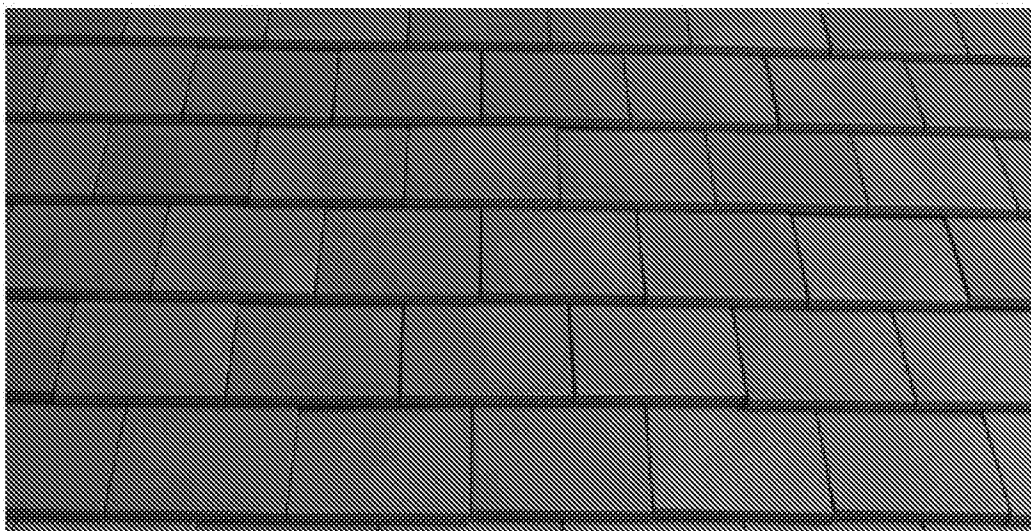


Figure 1 - Image of the Approved Tile - Marley Eternit Acme Single' Camber Mixed Brindle S/C K3

**Proposed Tile - Marley Eternit Thrutone Fibre Cement Slate Roof Tile**

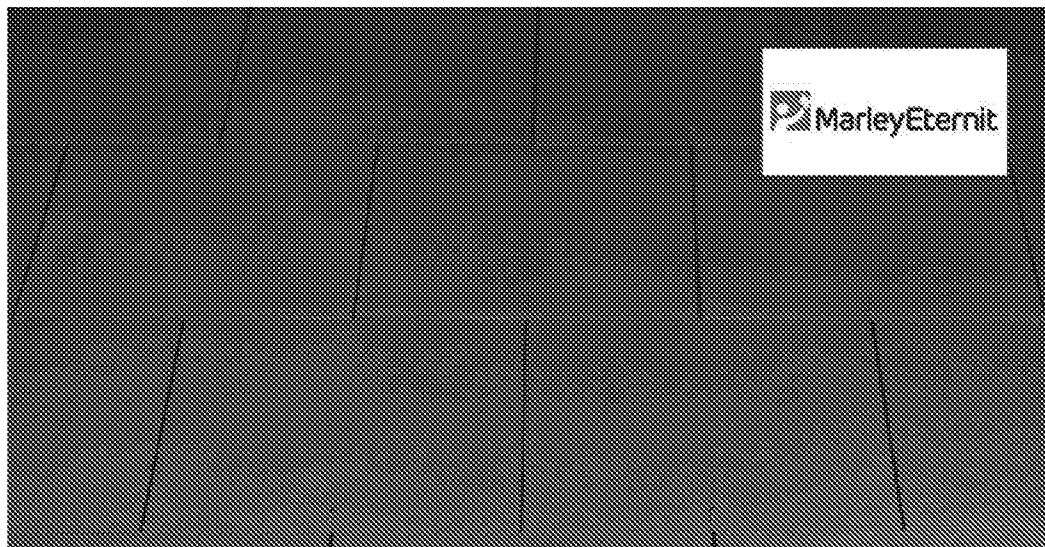


Figure 2 - Image of the Proposed Tile - Marley Eternit Thrutone Fibre Cement Slate Roof Tile

All other materials are proposed to remain the same, as approved.

We consider such materials to be acceptable and see that similar materials have been accepted nearby under the Reserved Matters approval at Crete Nurseries (reference A/104/19/RES). Please refer to photograph below.



Figure 3 - Photograph of Proposed Tiles Used in Immediacy

This application also seeks to correct drawing reference 'Coloured Front Elevations: 0310-P021' which incorrectly visually shows cladding on Plots 1 and 2 but is correctly labelled as tile hung. This visual change has been corrected in drawing reference Coloured Front Elevations: 0310-P021 rev B.

For the avoidance of doubt, please see the table below for details of the approved drawings and which drawings are proposed to be superseded as a result of this S73 application:

| Approved Drawings                                              | Proposed Drawings                          |
|----------------------------------------------------------------|--------------------------------------------|
| Coloured Front Elevations: 0310-P021                           | Coloured Front Elevations: 0310-P021 rev B |
| Street Scene Section 0310-P023                                 | To remain as approved.                     |
| Street Scene Section AA & BB 0310-P022                         | To remain as approved.                     |
| House Type B Elevation 0310-P013                               | House Type B Elevation 0310-P013 rev A     |
| House Type B Floor Plans 0310-P012                             | To remain as approved.                     |
| House Type C Floor Plans 0310-P014                             | To remain as approved.                     |
| House Type A Elevations 0310-P011                              | House Type A Elevations 0310-P011 rev A    |
| House Type C Plots 1 and 2 Elevations 0310-P015                | To remain as approved.                     |
| Existing Street View & outline elevations sheet 2 of 2 02-E-GA | To remain as approved.                     |
| Master Plan for Units 9 310-P002                               | To remain as approved.                     |
| House Type A Floor Plans 0310-P010                             | To remain as approved.                     |
| Existing Location and Block Plan 0310-P001                     | To remain as approved.                     |
| Proposed Drainage Strategy Plan 101 Rev A                      | To remain as approved.                     |
| Proposed Impermeable Area Plan 103                             | To remain as approved.                     |
| Proposed Ownership Plan 102                                    | To remain as approved.                     |
| Existing topographical survey 02-T-E Sheet 1 of 2              | To remain as approved.                     |
| Hard & Soft Landscaping 100 Rev 06                             | To remain as approved.                     |

Table 1 - Approved and Proposed Drawings

We trust this letter and attachments are sufficient to warrant the variation of Condition 1 as listed above, pursuant to application reference A/166/19/RES (*Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings*) at The Laurels, Dappers Lane, BN16 4EN.

We look forward to receiving written confirmation in the very near future.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely  
ECE Planning



Sam Sykes MRTPI  
**Associate Planner**