

LHU/CIR.P16-0421PL.

5<sup>th</sup> October 2018.

Mr Michael Eastham,  
Planning Department,  
Arun District Council,  
Maltravers Road,  
Littlehampton,  
West Sussex,  
BN17 5LF

Dear Mr Eastham,

**Town and Country Planning Act 1990**

**Application for Minor-Material Amendment to Condition 2 (approved plans) of planning permission LPA ref: BN/19/16/PL.**

**Land at Former Pollards Nursery, Lake Lane, Barnham, PO22 0AF.**

I am instructed by my client, Redrow Homes to submit an application for a Minor-Material Amendment in connection with the above site.

Planning Permission was granted (LPA ref: BN/19/16/PL) dated 8<sup>th</sup> December 2017 for the development of the above site, subject to 11no planning conditions. This application is made pursuant to Section 73 of the Town and Country Planning Act 1990 and relates to the Planning Permission Condition 2 which details the approved plans.

Forming part of this application, please find enclosed the following documentation:-

1. A copy of the planning application proforma duly completed and signed (PP-07258823);
2. A copy of the Site Layout, Drawing J430-7 SL-01 Rev A, prepared by Redrow Homes, revision dated 4<sup>th</sup> January 2018 (provided to replace and supersede Rev \_\_, dated 8<sup>th</sup> December 2017);
3. A copy of the following elevation drawings:

| Drawing Title                                | Reference | Revision | Date     |
|----------------------------------------------|-----------|----------|----------|
| Oxford Elevation Brick – Code B1             | 2 401     | -        | Jan 2018 |
| Oxford Lifestyle Elevations Render – Code A1 | 1 402     | -        | Dec 2017 |

4. A cheque for £254 made payable to Planning Portal (of which £234 is payable to Arun District Council) to cover the relevant application fee will follow under separate cover.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Background:

As noted above, the site benefits from Planning Permission (LPA ref: BN/19/16/PL). The description of development comprises:

**“Demolition of vacant office building & erection of 7 No. dwellings with associated garaging & landscaping. This application is a Departure from the Development Plan.”**

In summary the purpose of this application is to seek a Minor-Material Amendment to amend Condition 2. The proposals alter the house type proposed to be constructed on Plot 3 and Plot 4, as detailed below.

Planning Considerations:

Condition 2 details the plans submitted and approved within the application to which changes are now requested. A track change version of Condition 2, including the requested alterations now sought, is provided in **Appendix A** to this letter.

The proposed changes relate principally to Plot 3 and Plot 4. This Minor-Material Amendment proposes that on Plot 3 the previously approved ‘Oxford’ (4 bed) becomes ‘Oxford Lifestyle’ (3 bed), which includes a Gable detail on front elevation. While on Plot 4 the previously approved ‘Worcester’ (3 bed) becomes ‘Oxford’ (4 bed).

Accordingly, the number of units remain unchanged (at 7no), the number of bedrooms is also the same (at 18no).

The change of house type now proposed is not considered to be a material change.

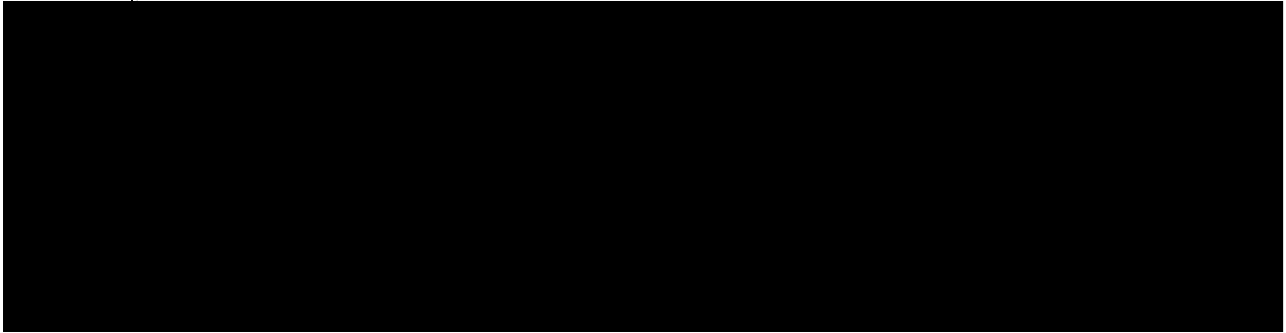
In terms of the considerations associated with this application, the following should be noted:

1. The changes would not materially change the development that has been granted Planning Permission.
2. The revised site layout plan does not go to the heart of the Planning Permission granted. The proposed amendments do not affect the basis which supported the application on which the decision was made. The Description of Development is unchanged.
3. Whilst this application will be consulted upon as part of the full consideration by the Council, there are no changes sought to the permission which would affect any third parties i.e. neighbouring properties.

In summary, the proposed amendment of Condition 2 to alter the proposed dwelling to be built on Plot 3 and Plot 4 does not substantially alter or change the approved development, nor the evidence base which supported the original application.

I trust that the enclosed provides you with sufficient information to validate the application and progress towards determination. Should you have any queries please contact me at the above address.

Yours sincerely,



## **Appendix A**

### Current wording of Condition 2 (as approved)

The current wording of Condition 2 as per Planning Permission (LPA ref: BN/19/16/PL) states:

*The planning permission relates to the following approved plans:*

*Drawing Number SLP-01 Site Location Plan*

*Drawing Number SL-01 Site Layout*

*Drawing Number 2600-LA-06 P4 – General Arrangement Plan*

*Drawing Number 2600-LA-07 P4 – Illustrative Landscape Masterplan*

*Drawing Number SS-01 Rec C. – Street Scenes*

*Drawing Number EF-CAMB-DM.4 ep1 – Cambridge Elevations (render);*

*Drawing Number EF-CAMB-DM.4 ep2 – Cambridge Elevations (brick);*

*Drawing Number EF-Oxfd+-DM.3.e – Oxford + Elevations*

*Drawing Number EF-Oxfd+-DM.3.p – Oxford + Floor Plans*

*Drawing Number EF-Worc+-DM.2.e – Worcester Elevations*

*Drawing Number EF-Worc+-DM.2.p – Worcester Floor Plans*

*Drawing Number EF-Cant+-DM.4.e – Canterbury Elevations*

*Drawing Number EF-Cant+-DM.4.p – Canterbury Floor Plans*

*Drawing Number EF-Letc+-SM.3.e – Ludlow Elevations*

*Drawing Number EF-Letc+-SM.3.p – Ludlow Floor Plans*

*Drawing Number 2600-PP-06 P4 – Planting Plan*

### Proposed wording of Condition 2 (showing track changes requested)

The proposed wording of Condition 2 taking into account this submission for consideration by Officers (including the changes requested as part of this application shown in red):

*The planning permission relates to the following approved plans:*

*Drawing Number SLP-01 Site Location Plan*

*Drawing Number SL-01 Rev A Site Layout*

*Drawing Number 2600-LA-06 P4 – General Arrangement Plan*

*Drawing Number 2600-LA-07 P4 – Illustrative Landscape Masterplan*

*Drawing Number SS-01 Rec C. – Street Scenes*

*Drawing Number EF-CAMB-DM.4 ep1 – Cambridge Elevations (render);*

*Drawing Number EF-CAMB-DM.4 ep2 – Cambridge Elevations (brick);*

~~*Drawing Number EF-Oxf+DM.3.e – Oxford Elevations*~~

~~*Drawing Number 2 401 Oxford Elevation Brick – Code B1*~~

*Drawing Number EF-Oxf+-DM.3.p – Oxford + Floor Plans*

~~*Drawing Number EF-Worc+DM.2.e – Worcester Elevations*~~

~~*Drawing Number EF-Worc+DM.2.p – Worcester Floor Plans*~~

*Drawing Number EF-Cant+-DM.4.e – Canterbury Elevations*

*Drawing Number EF-Cant+-DM.4.p – Canterbury Floor Plans*

*Drawing Number EF-Letc+-SM.3.e – Ludlow Elevations*

*Drawing Number EF-Letc+-SM.3.p – Ludlow Floor Plans*

*Drawing Number 2600-PP-06 P4 – Planting Plan*

~~*Drawing Number 1 402 – Oxford Lifestyle Elevations Render – Code A1*~~

#### Proposed wording of Condition 2

The proposed wording of Condition 2 is:

*The planning permission relates to the following approved plans:*

*Drawing Number SLP-01 Site Location Plan*

*Drawing Number SL-01 Rev A Site Layout*

*Drawing Number 2600-LA-06 P4 – General Arrangement Plan*

*Drawing Number 2600-LA-07 P4 – Illustrative Landscape Masterplan*

*Drawing Number SS-01 Rec C. – Street Scenes*

*Drawing Number EF-CAMB-DM.4 ep1 – Cambridge Elevations (render);*

*Drawing Number EF-CAMB-DM.4 ep2 – Cambridge Elevations (brick);*

*Drawing Number 2 401 Oxford Elevation Brick – Code B1*

*Drawing Number EF-Oxf+-DM.3.p – Oxford + Floor Plans*

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*Drawing Number EF-Cant+-DM.4.p – Canterbury Floor Plans*

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*Drawing Number EF-Letc+-SM.3.p – Ludlow Floor Plans*

*Drawing Number 2600-PP-06 P4 – Planting Plan*

*Drawing Number 1 402 – Oxford Lifestyle Elevations Render – Code A1*