

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2021 08:51
To: Planning Scanning
Subject: FW: BR/134/21/PL
Attachments: 3995-04b.pdf

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Maria Tomalova
Sent: 06 December 2021 17:05
To: Planning.Responses
Subject: FW: BR/134/21/PL

Maria Tomalova
Senior Planning Officer
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Huw James
Sent: 01 December 2021 18:06
To: Maria Tomalova
Cc: Rebecca Hoad
Subject: RE: BR/134/21/PL

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Hi Maria,

I mentioned in my supporting email with the attached plan (9 November 2021) that the existing amenity areas for the other flats is shown on the plan but this is shown 'for information only'. The existing amenity areas for flats 1 to 3 do not form part of this application and are sold on long leases to their owners. Their gardens and amenity areas have been laid out in this way for many, many years and probably date back to when the property was first built and the freehold/leasehold was set out. We need to clarify that we cannot legally amend their gardens to more equally divide up the amenity space and should not be required to do so as these flats do not form part of the application.

We can only influence the amenity space for flat 4 (subject of this application) and the attached plan shows that the area of the existing garage (to be removed) and the land in front of it will be dedicated to this unit for amenity space. Refuse and cycle storage is also proposed (in the location where the garage would be removed) that can benefit both Flats 2 and 4 (the others have their own refuse/cycle storage spaces) and is accessed via the communal space (hatched in yellow).

The proposed development provides new amenity space for the subject flat 4 and therefore complies with policy D DM1, Arun Design Guide and paragraph 139(f) of the NPPF. On this basis we would request that the application is approved asap.

Kind Regards,

Huw James MRTPI
Director

ECE Planning

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From: Maria Tomalova

Sent: 24 November 2021 12:24

To: Huw James

Subject: BR/134/21/PL

Hi Huw,

This is becoming a never ending story.
My report was returned to me because:

Arun Design Guide part H.04 advises on Residential Outdoor Amenity & External Space Standard:
- All development should provide residents with access to outdoor amenity space, whether private or communal. It advises that Residential Communal Shared Spaces should be minimum 40sqm plus 10sqm for each unit.

The size of the plot would allow for the required Residential Shared Communal Space, however, the allocation is provided unequally. In respect of external standards, the submitted drawings show allocated private space for proposed flat 1 of approximately 106 square metres, 93 square metres for flat 3 whilst the allocated private space for flat 2 is up to 30 square metres only. This should be re-considered.

The above doesn't allow me to conclude that:

'The proposed development complies with policy D DM1, Arun Design Guide and paragraph 139(f) of the NPPF.' It would be acceptable only if equally provided.

Would you be able to advise?

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



[Redacted]
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