

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

29 May 2018

Your ref: BR/229/17

Dear Mr Davis

Land to the rear of 41-47 Pevensey Road, Bognor Regis

I refer to our correspondence and meeting in February this year regarding this outstanding application for 4 no. dwellings on this site. At that time, the view of officers was that the submitted scheme for 4 dwellings would be refused however an application for 3 no. dwellings would be likely to receive officer support. This was subject to the drainage engineer being satisfied.

Further to our detailed discussions, a new topographical survey has been undertaken and is included with this revised submission. Amended plans have been prepared which reduces the scheme to three no. dwellings comprising a pair of semi detached dwellings and a detached dwelling linked by a pair of garages. The design of the dwellings essentially remains the same as it is considered that the proposed dwellings are in keeping with the character of the area. A revised Arboricultural Impact Assessment and Method Statement has also been prepared in respect of the new layout. Finally, the FRA has been amended and details prepared of the proposed and existing volumes for comparison in terms of flood storage. The amended documents are as follows:

1615 1.10 Site Survey
1615 2.10 Proposed Site Plan
1615 2.11 Proposed Floor Plans
1615 2.12 Proposed Elevations
1615 2.13 Block, Location and Sections
Plans showing volume of existing and proposed structures
Arboricultural Impact Assessment May 2018
Arboricultural Method Statement May 2018
FRA and Drainage Statement

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The reduction in the number of dwellings, whilst retaining the footprint and scale of the buildings, has allowed for greater separation between the development and the north western and south eastern boundaries. Plot 3 is now 5.9m from the south eastern boundary compared to 3.8m previously, thereby increasing the distance from the trees in the adjoining garden and ensuring it is located outside the root protection area. Plot 1 is now 6.4m from the north west boundary compared to the previous siting which was 1.4m at the closest point and 4.7m at its furthest point. This gives a greater separation from the rear of nos. 53 and 55 to the west and is now around 17.5m. In all other respects, the layout retains the distances of over 21m from the rear of nos. 41 to 47 at the front of the site.

As a result of reducing the number of dwellings, the number of parking spaces have also been reduced. Each dwelling will still have two allocated parking spaces; plots 1 and 2 will have a space within the linking garage with a space each in front whilst plot 3 will have a detached single garage with parking space in front. The remaining spaces, which comprise the four visitor spaces marked on the drawing will be for the existing properties at nos. 43 and 45 and general visitors. As before the existing properties will retain one space in their front gardens. There will therefore be a total of 12 spaces to serve the existing and proposed dwellings which exceeds the Total Access Demand Calculator which requires 11 for 5 no. 3-bed dwellings with two allocated parking spaces each.

A revised FRA and drainage statement is now submitted and is accompanied by two drawings detailing the volume of the new structures to be provided and those to be removed. It also indicates the volume that will be available beneath the permeable paved access and parking areas and proposes that open ponds can also be provided if required which was suggested as part of the ecological enhancements for the site thereby serving dual purpose.

Finally, the Arboricultural Impact Assessment and Method Statement has been updated to reflect the revised layout. This demonstrates that the buildings are located outside the root protection zones and the parking spaces and path within the zone adjacent to plot 3 can be constructed above ground to avoid impact on the adjoining trees. The report also addresses the issue of overshadowing of gardens by the trees; a matter that is ameliorated by the dwellings having larger gardens. The gardens are of course south west facing and therefore will all benefit from varying amounts of sun and shade as the sun passes from east to west during the day as detailed in the report.

In all respects it is submitted that the proposal overcomes the concerns raised to the previous scheme and the responses of the consultees. It is hoped that you can now support the layout for three dwellings as previously discussed. However, should you require any further information at this time then please do not hesitate to contact me.

Yours sincerely

Dawn Appleton

Dawn Appleton
Consultant Planner