

From: James Cross <James.Cross@arun.gov.uk>
Sent: 13 March 2020 10:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/243/19/PL - 130 Longford Road, Bognor Regis

Hi Planning Responses,

Could the below email please be added to the above application file please?

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Senior Planning Officer (Agency)
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
Email: james.cross@arun.gov.uk | DD: 01903 737784



From: [REDACTED]
Sent: 13 March 2020 10:05

To: James Cross <James.Cross@arun.gov.uk>

Subject: RE: BR/243/19/PL - 130 Longford Road, Bognor Regis

Dear James

We can confirm the dwarf brick boundary wall be retained as indicated on the drawings.

It would be our clients intention to incorporate high quality boundary fence behind the highway boundary wall to provide privacy to the garden amenity, preferably at 1.8m high.

Attached images of the existing slatted screen fence suggested for continuation along the rail boundary.

Kind regards
Bill Matthews

hda projects

architectural services, technologists and building design consultants

St Johns House, St John Street, Chichester, West Sussex. PO19 1UU

Skype: hdaprojects

hda projects cannot be held responsible for any faults, errors or omissions arising from any failure in the integrity of the transmission or in the retrieval of the data attached to this message. It is the responsibility of the recipient to verify the interpreted data against a corresponding hard copy print at the earliest opportunity; the contents of this email are to be considered for information only. Whilst suitable precautions against virus transmittal are taken by hda projects, we cannot accept any responsibility for viruses or their consequences

Sent from Mail for Windows 10

From: James Cross

Sent: 13 March 2020 07:47

To: [REDACTED]

Subject: RE: BR/243/19/PL - 130 Longford Road, Bognor Regis

Hi Bill,

I'm just in the process of getting the above application signed off. I'm due to have a conversation with the Chair of Planning Committee later on today. Would you be able to confirm that the boundary walling to the Longford Road side will remain? Ideally we will want to be imposing a condition regarding boundary treatments which will ultimately retain this wall. This has come as a direct request from Councillors.

I look forward to hearing from you at your earliest convenience.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Senior Planning Officer (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF



From: [REDACTED]
Sent: 17 December 2019 10:59
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: BR/243/19/PL - 130 Longford Road, Bognor Regis

James Cross
Planning Officer
Arun District Council

BR/243/19/PL - 130 Longford Road, Bognor Regis

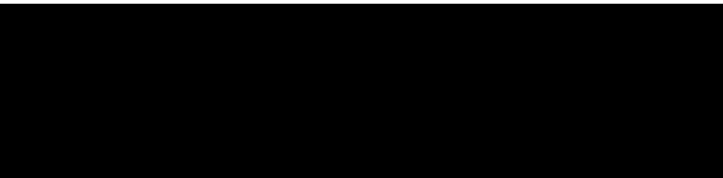
In response to your request we can confirm that the conditions will be acceptable.

Kind regards
Bill Matthews

hda projects

architectural services, technologists and building design consultants

St Johns House, St John Street, Chichester, West Sussex. PO19 1UU



hda projects cannot be held responsible for any faults, errors or omissions arising from any failure in the integrity of the transmission or in the retrieval of the data attached to this message. It is the responsibility of the recipient to verify the interpreted data against a corresponding hard copy print at the earliest opportunity; the contents of this email are to be considered for information only. Whilst suitable precautions against virus transmittal are taken by hda projects, we cannot accept any responsibility for viruses or their consequences

From: [James Cross](#)
Sent: 17 December 2019 09:33
To: [hda projects](#)
Subject: RE: BR/243/19/PL - 130 Longford Road, Bognor Regis

Hi Bill,

Further to our previous discussions I will be providing my recommendation to my line manager for the above application. Please note that the contents of this email are provided on a without prejudice basis that is not binding upon the Council or any person(s) acting on the Council's behalf in taking a specific decision.

I am recommending that the following conditions be imposed. I wanted to flag these with you ahead of them being published publicly in the New Year so should there be any issues these can be resolved amongst ourselves first. Some of these conditions, whilst appearing unnecessary, are there to address concerns that will likely be

topical to Councillors on the Committee. Please let me know if any of the below conditions are considered problematic in any way?

Condition 1: The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Condition 2: The development hereby approved shall be carried out in accordance with the following approved plans 1917 P 01: Block and Location Plans, 1917 P 04: Plans as Proposed, 1917 P 05: Elevations and 1917 P 06: Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

Condition 3: Prior to the application of materials on the external facings of the development hereby permitted, a schedule of materials and finishes to be used for the external walls, windows and roofs of the proposed development shall be submitted to and approved by the Local Planning Authority. The materials so approved shall be used in the construction of the development prior to occupation of the development hereby permitted.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a building of visual quality in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

Condition 4: No part of the development shall be first occupied until the windows serving bathrooms and toilets on the ground and first floors on the south eastern elevations detailed on the plans hereby approved shall at all times comprise obscure glazing with obscure glass, unless otherwise agreed with the Local Planning Authority in writing.

Reason: In the interests of the amenities of the occupants of the dwellings hereby permitted in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan.

Condition 5: No part of the development shall be first occupied until covered and secure cycle parking spaces and bin storage have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The approved cycle and bin storage shall be retained on site in perpetuity at all times thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan.

Condition 6: No part of the development shall be first occupied until a landscaping scheme including details of hard and soft landscaping including the provision of acoustic fencing along the southern boundary have been submitted to, and approved by, the Local Planning Authority in writing. Once agreed, the acoustic fencing shall be retained at all times thereafter in perpetuity.

The hard and soft landscaping details shall include details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

Condition 7: No part of the development shall be first occupied until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the dwellings will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Senior Planning Officer
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.



