



16 December 2021

Maria Tomalova
Senior Planning Officer
Arun District Council

--- submitted by planning portal ---

Your Ref: BR/119/21/PL

Dear Ms Tomalova

Re-Submission of s.78 planning application – 73-75 Aldwick Road, Bognor Regis

We write on behalf of our client, MWG Properties Limited, to re-submit the application previously presented to the Local Planning Authority under application reference BR/119/21/PL, which was withdrawn on 14 September 2021.

You will be aware that the application was withdrawn following concerns being raised in your e-mail dated 14 September 2021 (see **Appendix A**). In this e-mail, you agreed that the principle of 3 dwellings is acceptable, and that the residential amenity issues that you raised were not strong enough grounds upon which to refuse permission, but you had concerns regarding the form of development.

You will recall that we met on-site on 20 September 2021 in which you raised concerns with the articulation and design of the proposed building, concerns with the pitched roof which is not characteristic of the area, and concerns with the daylight to the ground floor room in unit 2 and the first floor rear non-habitable rooms in units 2 and 3.

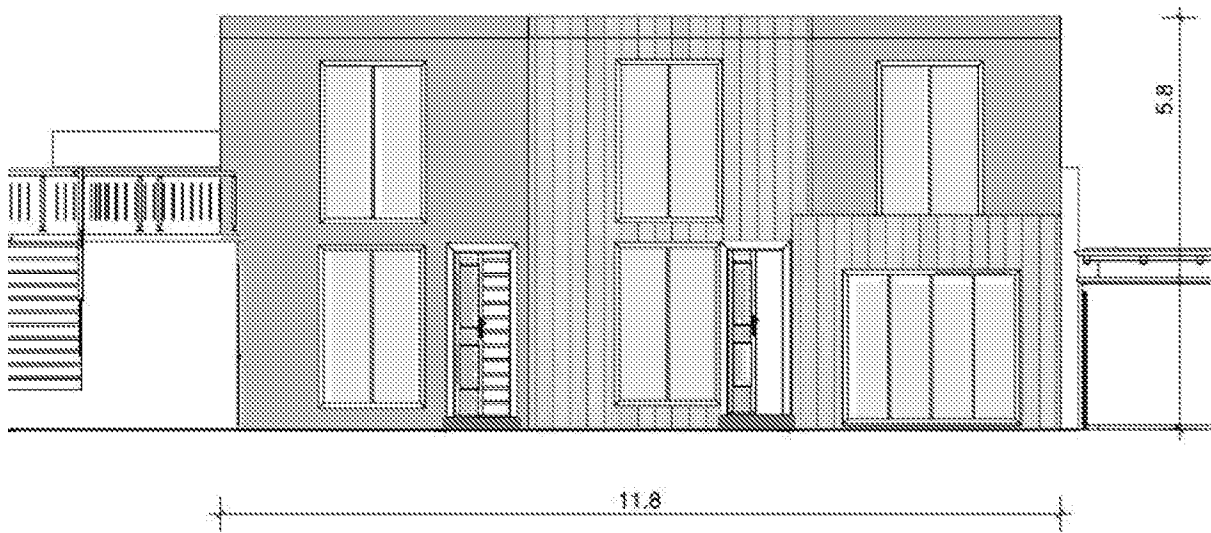
You recommended the following modifications that we discussed in our meeting be made to the scheme:

- Greater articulation be given to the front (west) elevation of the building
- The insertion of high level windows in the east facing elevation
- The potential for a green roof if the pitches were to be removed
- The reduction in size of the ground floor room in Unit 2 and so it was no longer a bedroom
- The use of alternative materials within the front elevation

In response, we submitted the following drawings on 08 November 2021 (**Appendix B**) along with a detailed e-mail setting out the proposed changes to the scheme:

- CBL-1020235-P101 Rev B
- CBL-1020235-P102 Rev B
- CBL-1020235-P201 Rev B
- CBL-1020235-Image 1

An extract from P201 Rev B is provided below for ease of reference.



In response to the revised drawings, we received your e-mail on 22 November 2021 (Appendix C) which provided your opinion on the submitted information. This is copied below:

Hi James,

Sorry for my late response. As I mentioned in my previous email I was away for more than one week. I have looked on the amended drawings.

It will be rather dense development, however, bearing in mind that the site is currently used as a parking area... I believe it would be acceptable. If you can re-thing the fenestration of the proposed, I think it can be done a better way.

Is the parapet wall necessary ? (the roof above 'mews').

Please let me know when you are accessible on the phone. (tomorrow?)

Kind regards

Maria

*Maria Tomalova
Senior Planning Officer
Directorate of Place*

Our subsequent telephone conversation confirmed the acceptability of the amendments from your perspective, and we have amended the fenestration to include Juliet rails, as suggested. We trust that the application is now in a position whereby it can be supported by officers.

We look forward to hearing from you shortly.

Yours sincerely,



James Hutchison MRTPI
Planning Director

Corbil Estates & Planning Ltd