

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 January 2020 09:20
To: Planning Scanning
Subject: FW: BR/286/19/PL - 1-2 The Parade Bognor Regis - WITHDRAWAL

From: Amy Myer [REDACTED]
Sent: 08 January 2020 15:12
To: Planning.Responses [REDACTED] Daniel Vick [REDACTED]
Subject: FW: BR/286/19/PL - 1-2 The Parade Bognor Regis - WITHDRAWAL

[REDACTED]

[REDACTED]

Thanks
Amy

From: guy walker [REDACTED]
Sent: 08 January 2020 12:44
To: Amy Myer [REDACTED]
Subject: Re: BR/286/19/PL - 1-2 The Parade Bognor Regis - UPDATE

Hi Amy

I can confirm that my client would like to withdraw the application as discussed.

Thank you

Guy

On Wed, 8 Jan 2020, 12:13 Amy Myer, [REDACTED] wrote:

Hi Guy

Further to our phone call, please can you email me asap today to confirm you wish to withdraw the application.

Thanks

Amy

From: Amy Myer
Sent: 08 January 2020 10:24

To: guy walker [REDACTED]
Cc: Kirstin Kyle [REDACTED]
Subject: RE: BR/286/19/PL - 1-2 The Parade Bognor Regis - UPDATE

Hi Guy

I've spoken with Kirstin in Legal and she has agreed that if you get the signed copy to us by 12 noon today, then she will be able to check it this afternoon.

If all the amends have been undertaken and the agreement is correct, then we could then remove this as a reason for refusal.

We are minded to determine this application tomorrow, and not grant an Extension of Time.

Can I assume on this basis, you wish for the application to be determined, rather than withdrawn?

Please let me know if and when you deliver the agreement so Kirstin is alerted.

Thanks

Amy

From: guy walker [REDACTED]
Sent: 08 January 2020 09:42
To: Amy Myer [REDACTED]
Subject: Re: BR/286/19/PL - 1-2 The Parade Bognor Regis - UPDATE

Dear Amy

Would it be possible to have a conversation this morning before we make a decision as to whether to withdraw the application?

I have spoken to my client who can deliver the signed amended 106 Agreement today so that this is removed as a reason for refusal.

I look forward to hearing from you.

Kind regards

Guy

On Tue, Jan 7, 2020 at 2:56 PM Amy Myer [REDACTED] wrote:

Dear Guy

-

Further to my site visit yesterday, I have now had chance to review the current application, and discuss with my Manager.

-

Apologies, but we would be recommending refusal – please see feedback below:

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CHARACTER –

- Proposed additional storey would result in the building dominating the immediate streetscene near this visually prominent corner location
Whilst it is acknowledged that there is a 3 storey block (Argyll Court) opposite the site (the terrace behind on Steyne St is not 3 storey but 2 storey with roof accommodation), on this side and section of the street the gradient steps down from 3 to 2 storeys, so an additional storey making the building 3 storey would appear out of character with the mainly 2 storey form of buildings surrounding the site
- Reduced height of side extension and sloping roof would make it appear more subordinate in relation to the host building and reduce its impact on the gap between buildings – however, it would still erode the characteristic gaps between buildings
- The proposed design of the side extension with under-croft parking and stock brick rather than render to match the existing building would fail to appear sympathetic to the character of the building

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AMENITY –

- Enclosing and loss of light impact of additional storey on amenity of neighbouring gardens to the east and north
- Enclosing impact of side extension on 1st floor bedroom window to no.23
- Internal floor areas – both new studio units appear to comply with national standards for minimum GIA of 37sqm

PARKING -

- WSCC Highways - no objection based on highways safety, and in sustainable location
- 1 on-site parking space would now be retained – requirement would be for 0.9 (WSCC standards) or 1 (ADC standards) spaces per resi unit and 2-3 spaces for retail use – would be a shortfall of at least 4 on site car parking spaces. However, given how close the site is to the Town Centre, the fact that the GF commercial use is existing and the immediate surrounding streets are either double yellow or permit parking, this would not form a reason for refusal.
- Sufficient cycle provision has now been made

PAGHAM HARBOUR

- NO S106 AGREEMENT – I understand from Legal this required some amends
- I am checking with our Legal department whether the previous agreement under the previous application would apply – if not this would form an additional reason for refusal.

In view of this, and with the deadline on the current application being this Thursday 9th January, please can you discuss with the client today and confirm to me by return of email no later than 10am tomorrow 8th January if you wish to withdraw the current application. If I do not hear by then I will issue the refusal on this.

Your client mentioned on site yesterday that, given this is the 2nd scheme, they may wish to get some advice on what may be possible on the site. We do offer a pre-application service – please see details on our website: <https://www.arun.gov.uk/planning-permission>

Kind regards

Amy

Amy Myer BSc (Hons), MSc, LRTP1 | Senior Planning Officer,
Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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