

From: Karl McLaughlin
Sent: 21 November 2017 11:34
To: Planning.Responses
Subject: RE: Planning Consultation on: BR/294/17/PL

Dear Sir/Madam,

**Removal of existing external fire escape & erection of rear single storey extension
(BR/294/17/PL)**

21 Lennox Street Bognor Regis PO21 1NA

Thank you for the consultation on the above mentioned application.

Upon consulting the Environment Agency flood mapping it has come to my attention that the proposal is located within both Flood Zone 2 & Flood Zone 3. Additionally, Lennox Street has historically been subjected to coastal flooding through wave overtopping.

I acknowledge that the proposal is somewhat protected by the seawall, groyne field and shingle beach arrangement however overtopping of the defences must still be considered. The flood risk assessment has given consideration to combatting these issues though the application has not provided indicative floor levels. This is something that the applicant may want to consider. We would expect to see finished floor levels set above the 1 in 200 undefended level + allowance for climate change i.e. 4.94m AOD.

Additionally, we would advise that if approved, this application have the following condition is attached.
Suitable flood risk measures be provided and maintained to all external doors in perpetuity to the satisfaction of the LPA. This could be achieved as set out in the application's flood risk assessment, i.e. "Provide 600mm high plastic OR aluminium flood boards in watertight channels fixed to door frames in event of possible flood warning." Alternatively, this condition could also be met by installing suitable flood resistant doors. Provision of suitable flood risk measure may lead to the ability to relax the FFL requirement above.

Regards,

Karl McLaughlin

Karl McLaughlin | Assistant Coastal Engineer, Engineering Services [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Arun is working in Partnership with Chichester District Council. Visit our web sites at www.arun.gov.uk and www.chichester.gov.uk



From:

planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 20 November 2017 10:48

To: Karl McLaughlin

Subject: Planning Consultation on: BR/294/17/PL

To: Engineers (Coastal Protection)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION BR/294/17/PL

NO:

Registered: 6th November
2017

Site Address: 21 Lennox Street Bognor Regis PO21 1NA

Grid Reference:

Description of Works: Removal of existing external fire escape & erection of rear single storey extension.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 07-DEC-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737593.

Regards
Planning Officer

consultee_email
