

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 February 2021 11:32
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/298/20/PL

Amanda Scholes

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 08 February 2021 15:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Planning Consultation on: BR/298/20/PL

Response to Planning Application

From: Arun District Council Greenspace
Date: 08 February 2021

Application ref: BR/298/20/PL

Description: New 2 storey extension on first floor with loft floor including 8 (4 front & 4 rear) dormer windows), first floor rear extension (mansard floor) with 8 No roof windows, alterations to ground floor shopfront and new access to upper floor into use for 10 residential units (5 No 1-bed & 5 No 2-bed) (resubmission following BR/196/20/PL). This application may affect the setting of a listed building & the site is in CIL Zone 4 (Zero Rated) as flats.

Location: 25 Sudley Road Bognor Regis PO21 1EW

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals.

Comments

Relevant landscape designations:

The site is presently the setting of an existing premise, the proposal is to extend upwards within the existing footprint.

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, conservation area or Historic Parks or Gardens associated with this site. This application may affect the setting of a Listed Building.

Response

The proposed site is an already developed footprint that sits within an already established retail, commercial and residential area with no established or protected green infrastructure within the footprint. There would be no effect on the street scene of these proposals.

This is a Non CIL liable development.

There would be no requirement or trigger for the provision of Public Open Space or Play on site with this development, but section 106 monies should be sought for recreation and leisure facilities as detailed in our SPD Open Space, Playing Pitches, Indoor and Built Facilities January 2020

This 10 flat development should generate $10 \times £1971.20 = £19,712.00$ for offsite POS as a 106 contribution

This 10 flat development should generate $10 \times £1730.30 = £17,300.00$ for offsite Play as a 106 contribution

Impact

The potential impact of the proposals would blend into the surrounding environment without the need for onsite green infrastructure.

Mitigation/requirements

No further onsite landscape mitigation, offsite 106 contributions for recreation and leisure facilities.

Recommendation/Conclusion

I would recommend **no landscape objection** to the proposals

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 04 January 2021 12:04

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: BR/298/20/PL

To: **Parks and Landscapes**

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 No: BR/298/20/PL

Registered: 4th January 2021

Site Address: 25 Sudley Road Bognor Regis PO21 1EW

Grid Reference: 493526 99326

Description of Works: New 2 storey extension on first floor with loft floor including 8 (4 front & 4 rear) dormer windows), first floor rear extension (mansard floor) with 8 No roof windows, alterations to ground floor shopfront and new access to upper floor into use for 10 residential units (5 No 1-bed & 5 No 2-bed) (resubmission following BR/196/20/PL). This application may affect the setting of a listed building & the site is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 4th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (COB) 2020