



SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Mr M Eastham
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

30 December 2021

Dear Mr Eastham,

Ref Demolition of existing dwelling & erection of a three story building to provide 9 No. flats, 6 No. 1 bed & 3 No. 2 bed units with associated amenity areas, access & car parking – 99 Victoria Drive, Bognor Regis LPA Reference - BR/182/18/PL.

I refer to the above mentioned development and the planning approval (on appeal – reference - APP/C3810/W/19/3229025) dated 24 March 2020.

There were a number of conditions imposed, some of which require formal discharge, namely; -

1. Start within 3 years.
2. List of plans permission is based upon.
3. Compliance with submitted tree report.
4. Details of hours of working allowed.
5. Surface water drainage details.
6. Construction Management Plan.
7. Landscaping scheme to be submitted to and approved by the LPA prior to development above DPC level.
8. Schedule of finishes.
9. Acoustic fencing details.
10. Cycle spaces.
11. Vehicle spaces to be provided in accordance with plans.
12. Bin storage design.
13. Electric vehicle charging points.
14. Renewable systems to be incorporated.
15. Obscure glazing to windows in upper south west elevation.
16. Obscure glazed panels (1.7 m high) to balcony on south west elevation.

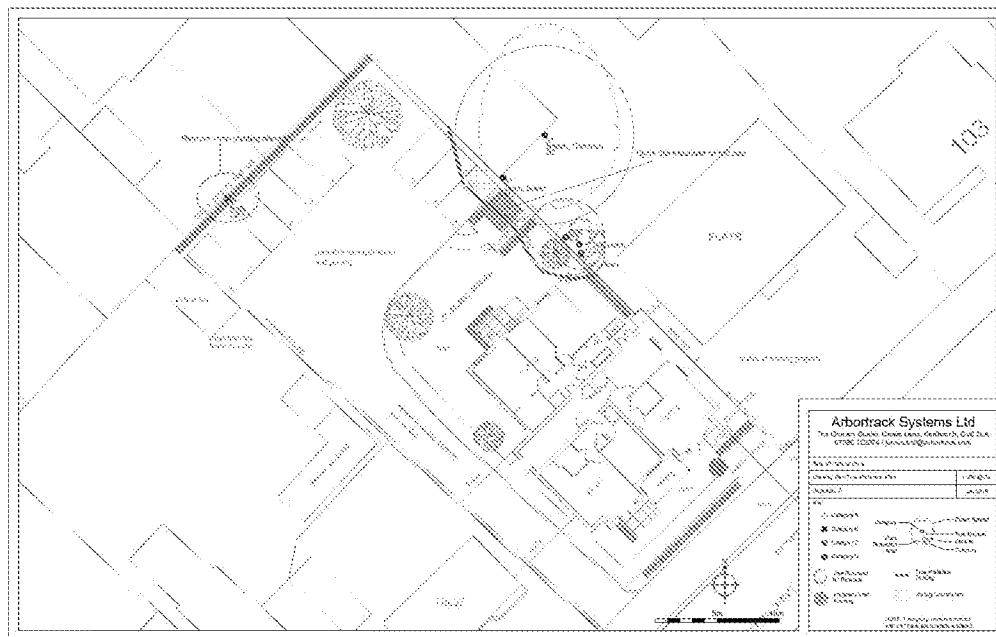
Those highlighted in RED (No.'s 3, 6, 7, 8, 9, 10, 12, 13 and 14) are to be the subject of this DOC application.

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Condition No. 3

All activity at the site shall be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement, Report Ref: jwmb/ rpt1/99victoriadrive/ AIAAMS, dated 15th January 2019 and prepared by Arbortrack Systems Ltd. Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels take place a pre-commencement Site Meeting shall take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners. At this meeting all protective fencing will be inspected and assessed to verify that it is 'Fit for Purpose' as required under British Standard 5837:2012 and has been erected and positioned exactly as shown on the Tree Protection Plan, AIA Appendix: A, dated January 2019. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert shall be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology shall be issued before any works are commenced out on site).

The arboricultural report gave specific details on the protection of the trees to the north eastern boundary through the development which have been carried out.



The Trees Officer at Arun DC has been invited out to see these works but has yet to reply to the emails.

Condition No. 6

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: (i) the anticipated number, frequency and types of vehicles used during construction; (ii) the method of access and routing of vehicles during construction; (iii) the parking of vehicles by site operatives and visitors; (iv) the loading and unloading of plant, materials and waste; (v) the storage of plant and materials used in construction of the development; (vi) the erection and maintenance of security hoarding; (vii) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); (viii) details of public engagement both prior to and during construction works.

The construction management plan is attached for consideration and approval as is a construction management site plan.

Condition No. 7

No development above damp-proof course (DPC) level shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained. The approved hard landscaping shall be carried out prior to occupation of any of the dwellings and the soft 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. 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.

Landscaping plan attached with this application for consideration and approval.

Condition No. 8

No development above damp-proof course (DPC) level shall take place unless and until a colour schedule of materials and / or finishes to be used for external walls and roofs of the proposed building and external hard surfaces have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building and its access and parking areas.

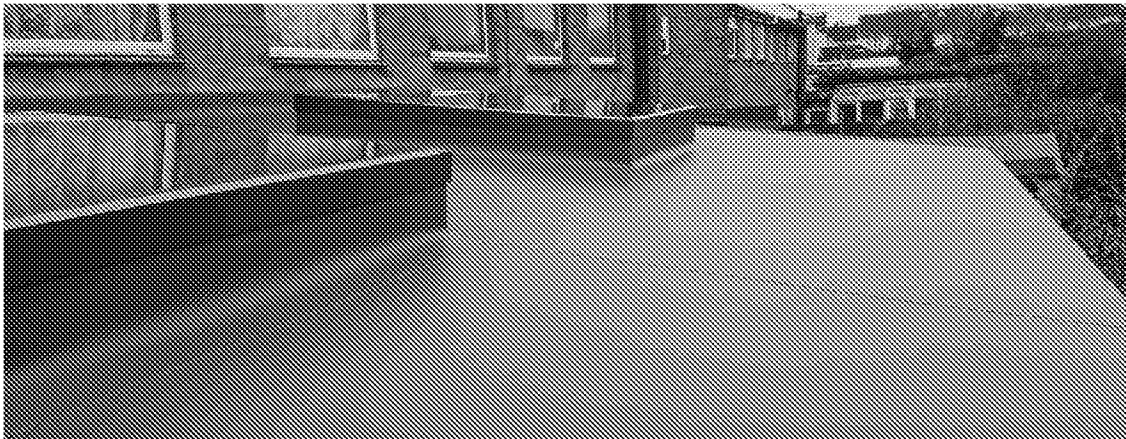
Proposed finishes are as follows: -

Roof – ‘Marley Modern’ smooth grey interlocking concrete tiles.

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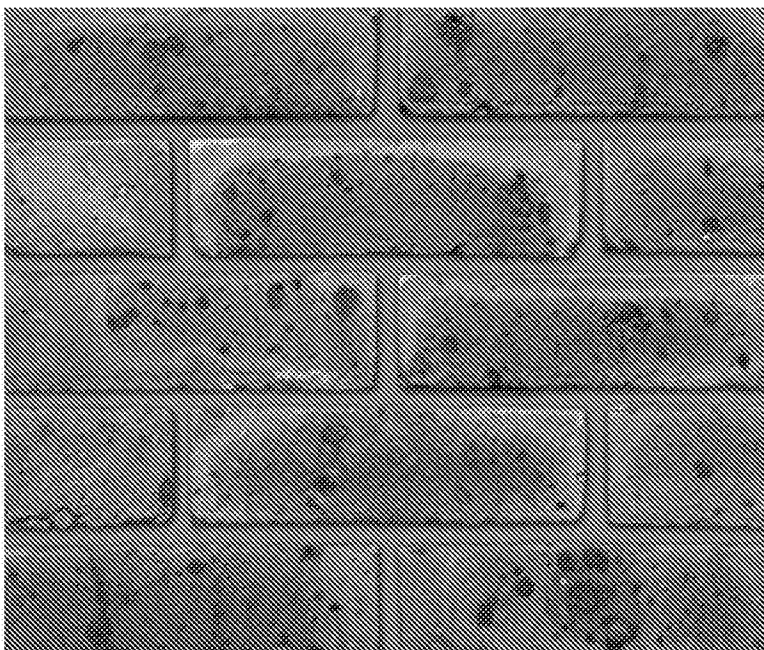


Flat roof to be single ply membrane roof covering.

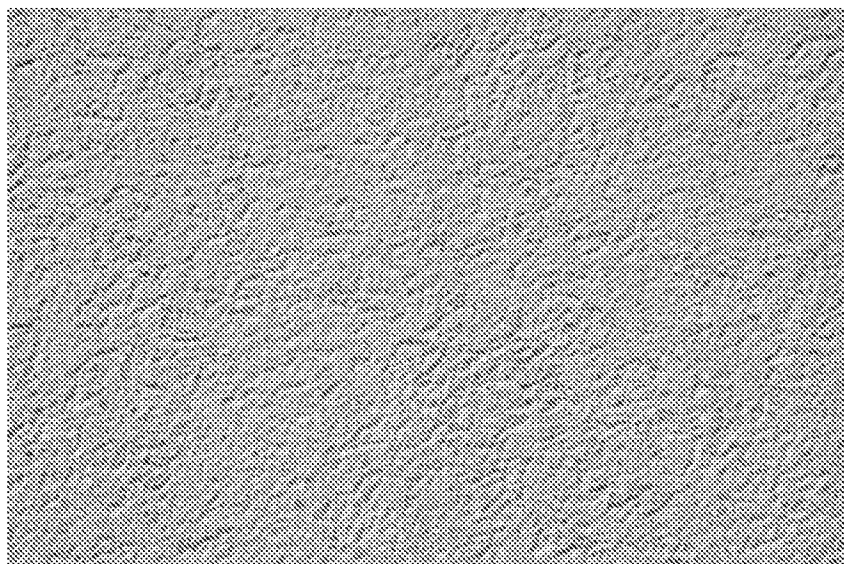


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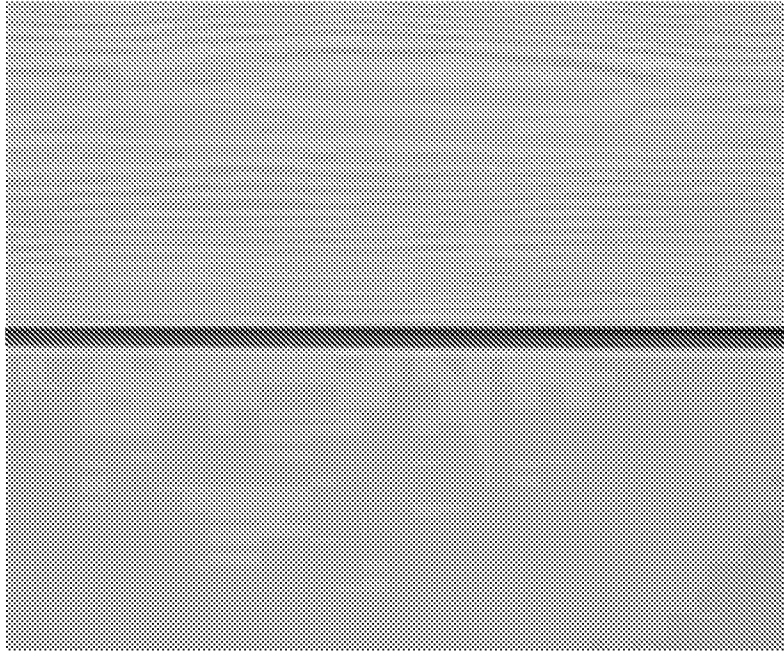
Walls – Ibstock Chailey face brickwork



Painted render, (white).



Cladding to be grey cement based Marley Cedral weatherboarding.



Condition No. 9

No development above damp-proof course (DPC) level shall take place until details of any new screen walls and/or fences (including the acoustic fence to be erected along the boundary with Nos. 95 & 97 as shown on the proposed site plan and as may also be required for other boundaries) have been submitted to and approved in writing by the Local Planning Authority and no part of the development shall be occupied until such agreed screen walls and/or fences have been erected in accordance with the approved details.

Boundary treatments are shown on the attached landscape plan. The acoustic fencing is proposed to be 2.0 metre high 'Forest Decibel Noise Reduction' fence panels with 200 mm concrete gravel boards. The fence design is in the vertical plane as sought by the Appeals Inspector on his decision and report.

Compar



Picture - 'Forest Decibel Noise Reduction' fence panels.

Other boundary fences as shown on the location plan will be close boarded timber fence panels with gravel boards below match in appearance with the acoustic fencing.

Other brick boundary walls are to remain as they are.

Condition No. 10

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details first submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be permanently retained thereafter.

Cycle storage details are included with this application.

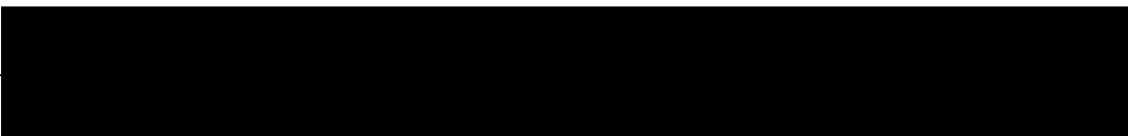
Condition No. 12.

Before the buildings hereby permitted are occupied, dustbin enclosures shall be provided as part of the development in accordance with detailed drawings first submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof. The approved bin storage spaces shall thereafter be permanently retained in good working order.

Refuse storage details are attached with this application.

Condition No. 13.

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Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Electric car charging points will provide to the new development in the position shown on the submitted landscape plan within reach of the allocated parking spaces.

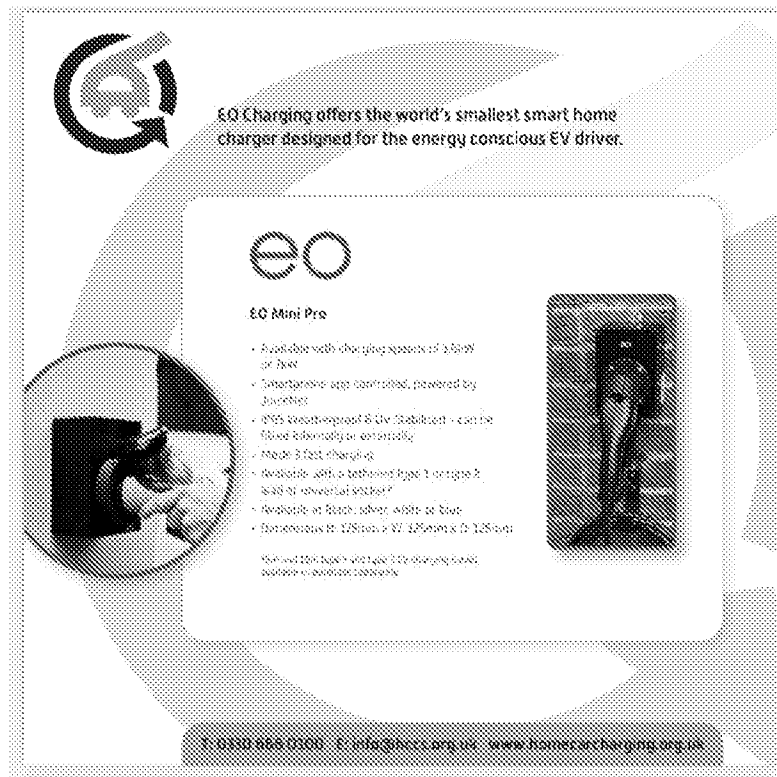


Figure - Electric car charging point.

Condition No. 14.

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

The new development will be served by 4 x no 260W solar photo voltaic panels (1.04kW total) on the roof facing south-west as shown below.





Figure - South-West elevation showing solar PV panels on the roof.

100% of internal and external lighting will be low energy type.

In addition to the measures shown above, the apartments are designed to meet the latest standards as set out within the Building Regulations – a copy of the SAP design and calculations are attached.

I hope that this detail is self-explanatory, and I look forward to receiving confirmation of the acceptance of the proposals, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE

cc Messy Lets Limited.