

From: Simon Davis
Sent: 18 May 2020 17:49
To: Jack Dowling [REDACTED]
Subject: RE: BR/55/20/PL

Hi Jack,

I have been looking at the site history and I believe that this new application is an amalgamation of BR/134/17/PL, BR/314/18/PL & BR/316/18/PL but without the 2 bed FF extension on BR/314/17/PL and with 1 extra bedroom in the new second floor. Thus it will represent a net loss of 1 bed over what has previously been approved. Is this your understanding also? Are there any other changes that I should be aware of?

I note that on BR/134/17/PL there were changes shown to the access (widening) and the parking area with a minibus space shown where you now show two the new parking spaces. Also changes to the fence line & bin store. Can you advise why these changes are no longer required. I note that these changes were welcomed by Highways at the time.

I also note on BR/314/18/PL a Tree Protection Plan was provided along with an arboricultural method statement. We are consulting our Tree Officer in respect of the Lime Tree and so I will need the same (or updated if necessary) documents submitting again.

I do not want to formally accept the revised parking plan until there is clarification on the above matters.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Jack Dowling [REDACTED]
Sent: 18 May 2020 13:35
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/55/20/PL

Oops sorry Simon 1:100

Many Thanks

Jack Dowling
[REDACTED]

W: www.mulberryarchitectureltd.co.uk/



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 18 May 2020 13:34

To: Jack Dowling [REDACTED]

Subject: RE: BR/55/20/PL

Hi Jack,

Thanks for this – looks like a good solution. However, can you let me the scale of the drawing.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Jack Dowling [REDACTED]

Sent: 18 May 2020 11:18

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: BR/55/20/PL

Hi Simon,

Please find attached as discussed, we can confirm that no extra staff will be employed, we have now added 2 extra spaces albeit that the only extra parking if any will be used by visitors, this will also have no detrimental affect on the existing situation as visitor times are staggered at the home as per health and safety legislation

Many Thanks

Jack Dowling



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 May 2020 15:19

To: Jack Dowling [REDACTED]

Subject: RE: BR/55/20/PL

Hi Jack,

Yes please that would be helpful if possible. But please also respond re the points I asked in my email.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Jack Dowling [REDACTED]

Sent: 14 May 2020 13:40

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: BR/55/20/PL

Hi Simon ,

Thanks for your email, I can rearrange the existing parking arrangements to incorporate an extra 3 spaces if that helps? Thanks

Many Thanks

Jack Dowling

[REDACTED]



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Please contact the sender if you believe you have received this email in error.

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 May 2020 12:26

To: Jack Dowling [REDACTED]

Subject: BR/55/20/PL

Hi Jack,

Hope you are ok. We have had Highway comments back which raise no objections but do state in respect of parking that:

"No additional parking provision is proposed to serve the extension. Details of the existing parking provision have not been provided, however it does appear that there will be no loss of the existing parking provision. As stated in the application form, no additional staff members will be employed as part of the proposed extension. The current WSCC Car Parking Guidance does not have parking demand for C2 (Care Home) use, however it would not be unreasonable to assume that some parking provision for visitors would be required.

Whilst on-street car parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

We would, however advise that the applicant should provide a reasonable justification as to why they do not propose any parking provision to serve the extension."

Can you confirm that as per the application form, no additional staff will be employed at the site and can you also justify why no additional parking provision is proposed. Please also note that we have a fair few objections already and many are objecting regarding the current parking overspill on Sylvan Way so this will be an issue I have to cover in the eventual report.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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