

Sent: 18 May 2018 12:31
To: Planning Scanning
Subject: FW: Acknowledgement of Planning Application: BR/63/18/PL : 77 Aldwick Road

Application correspondence

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: Simon Davis
Sent: 18 May 2018 12:30
To: 'TONY PHEBEY'
Cc: 'Simon Royall'
Subject: RE: Acknowledgement of Planning Application: BR/63/18/PL : 77 Aldwick Road

Dear Tony,

I have looked at the pre-application advice we gave and I note that in the Residential Amenity section, it states that:

"Arun District local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. It further indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. In this case, it is considered that the proposed development may be acceptable on the residential amenities of neighbouring properties dependant on the relationship with neighbouring windows and external amenity space. This should be considered in the application and plans/documents submitted to demonstrate/analyse the impact on neighbouring residential amenity."

(my emphasis underlined)

Further, the Conclusions section stated: "Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be approved with conditions subject to the internal floor space of each flat being increased and dependent on the relationship with neighbouring residential properties." (my emphasis underlined)

I have visited the site as part of the application process and thus have assessed the relationship with the neighbouring residential properties. I consider this to be unacceptable.

I would also disagree that we have encouraged your client to submit a full planning application. We do not encourage, we simply provide advice.

Kind Regards

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From:

Sent: 17 May 2018 14:49

To: Simon Davis

Cc: 'Simon Royall'

Subject: RE: Acknowledgement of Planning Application: BR/63/18/PL : 77 Aldwick Road

F.A.O. Simon Davis,

Further to your e-mail below referring to the application being overbearing, I would like to point out that this was never mentioned in any pre-application advice that we received from your colleague Richard Temple. I have attached a copy of the pre-application advice for your information.

I'm concerned that my client was encouraged to submit a full planning application if overbearing and loss of light etc. are a fundamental reason for refusal.

I have tried to telephone you on this a couple of times however your telephone goes straight to voicemail.

Can you please contact me on the following number to discuss this project in more detail.

Many thanks

Tony Phebey

On behalf of ADCS Ltd

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 14 May 2018 12:19

To:

Cc:

Subject: RE: Acknowledgement of Planning Application: BR/63/18/PL : 77 Aldwick Road

Dear Tony,

Due to current high workloads which have arisen due to staff departures/ongoing vacancies, it is not possible to keep to target dates. Your application is around 30 applications down my list and I am trying to be fair by working through them in date order. I estimate that I will need another month before I can get to your report although this may change as we have just had two agency planners start with us today to assist. I would be grateful if you could agree an Extension of Time until 14 June 2018.

Notwithstanding the above, I have assessed the application and can confirm that we be looking to refuse the application based on harm in terms of being overbearing and a loss of light/overshadowing to the amenity of those neighbouring residential flats within 75 & 79 Aldwick Road.

If you wish to discuss this then I will be available on the phone after 2.15pm.

Kind Regards

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