



SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Mrs M Tomalova
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

18 March 2022

Dear Mrs Tomalova,

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; -

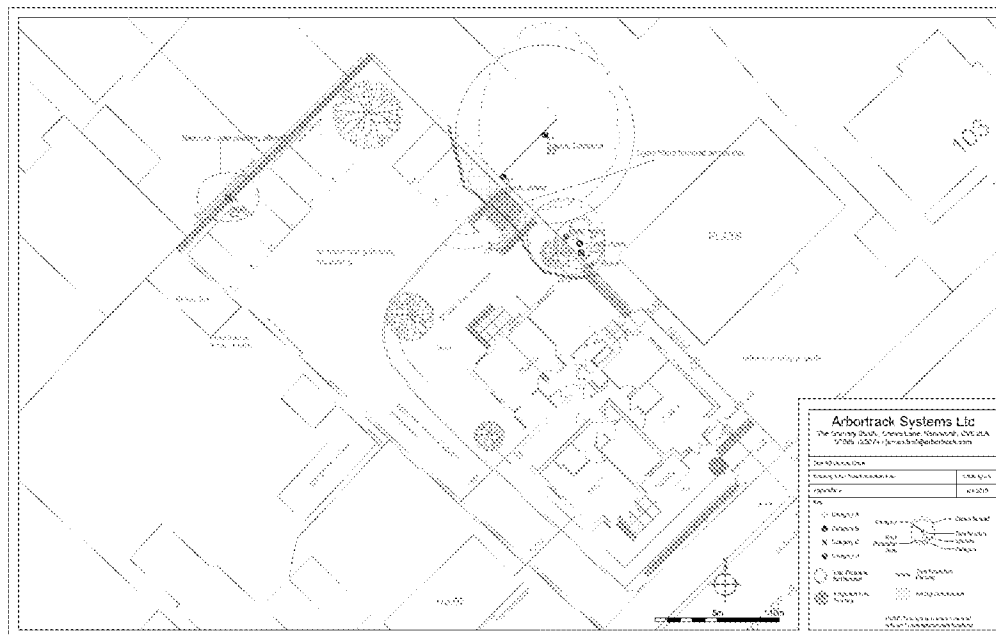
1. Start within 3 years.
2. List of plans permission is based upon.
3. Compliance with submitted tree report.
4. Details of hours of working allowed.
5. Surface water drainage details.
6. Construction Management Plan.
7. Landscaping scheme to be submitted to and approved by the LPA prior to development 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.

Condition No. 3

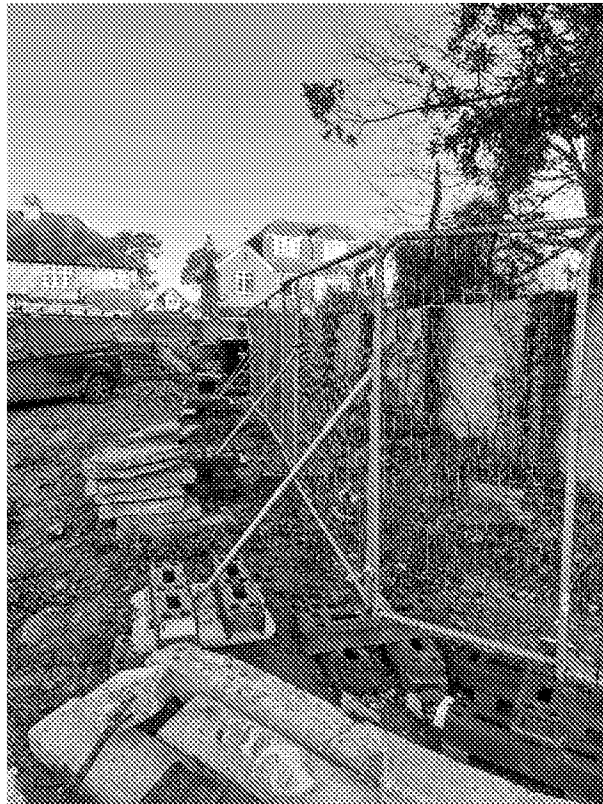
All activity at the site shall be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement, Report Ref: jwmb/ rpt1/99victoriadrive/ AIAAMS, dated 15th January 2019 and prepared by Arbortrack Systems Ltd. Before the site is occupied or any machinery is introduced 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 following initial concerns from the tree officer.



The photographs below show what has been constructed, the Trees Officer at Arun DC has been invited out to see these works but has yet to reply to the requests.

Company



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.

Since the refusal of the last Discharge of Condition application, negotiations have taken place with Mrs Howell (Leisure and Landscape Officer) and she has now indicated that the additional information shown is acceptable. The revised landscaping plan attached with this application for consideration and approval.

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 2.00 metre high 'Jacksons Jakoustic Reflective Acoustic Panels' fence panels in accordance with the specialist Acoustic report from 'Healthy Abode Acoustics'. The fence design is in the vertical plane as sought by the Appeals Inspector on his decision and report.



Picture - 'Jacksons Jakoustic Reflective Acoustic' 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.

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.

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