

From: Simon Davis

Sent: 18 October 2019 15:08

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: FW: BR/82/19/PL - Pre Commencement Condition Letter 17th October 2019

Hi Sarah

Laura had recommended that I impose a couple of pre-commencement drainage conditions on an application for conversion due to surface water flood risk nearby. The only external changes proposed are the removal of an existing GF rear extension and also the remodelling of the eastern part of the roof. The agent has queried why the conditions are needed.

Under planning rules, we are not allowed to impose pre-commencement conditions unless the applicant agrees to them. We therefore have two options:

- (a) grant planning permission without the pre-commencement condition;
- (b) seek written agreement to an alternative pre-commencement condition; or
- (c) refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

What would be the drainage opinion be i.e. are these conditions so essential?

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Richard Stefanski [REDACTED]

Sent: 18 October 2019 11:31

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: BR/82/19/PL - Pre Commencement Condition Letter 17th October 2019

Dear Simon

Thanks for coming back to me.

I would appreciate it if you could discuss this with your engineer. We are not changing the footprint, or the volume of roof, there is no additional hard landscaping. The proposed scheme causes no impact. The risk is no greater.

I look forward to hearing from you on this matter.

Regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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

Sent: Friday, October 18, 2019 11:04 AM

To: Richard Stefanski [REDACTED]

Subject: RE: BR/82/19/PL - Pre Commencement Condition Letter 17th October 2019

Dear Richard,

We have proposed those two conditions on the basis of our Drainage Engineer comments which stated that:

"It should be noted that areas not far from the site are at significant risk of surface water flooding. Surface water drainage should be carefully considered. If you are minded to approve the application please apply the following conditions"

Please advise whether you are able to accept or not the conditions. If not then I will speak further with our engineers.

Kind Regards

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

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From: Richard Stefanski [REDACTED]
Sent: 18 October 2019 10:07
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: BR/82/19/PL - Pre Commencement Condition Letter 17th October 2019

Dear Simon

Thank you for your letter.

With reference to condition 3 and 4. The footprint of the building remains the same. The volume of roof has not changed. The existing drainage will be used to remove surface water from site.

Do call should you wish to discuss.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services
Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

[REDACTED]

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