

From: Simon Davis
Sent: 14 April 2021 16:32
To: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Alex,

I have spoken with Daniel Vick and am afraid that as predicted, we can't allow an extension of time and will therefore write up the application for refusal as discussed.

For your information, please note our website <https://www.arun.gov.uk/planning-permission> - "How we will deal with your planning application" which sets out the new rules that officers are adhering to in order to minimise the number of applications going beyond the statutory timescales.

Kind Regards.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Alex Burrows [REDACTED]
Sent: 08 April 2021 17:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon,

Re: 224 London Road, Bognor Regis – BR/8/21/RES

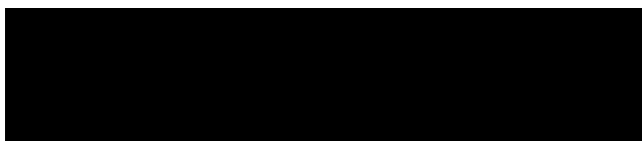
Thank you for your email.

Further to our earlier conversation please can you provide with as much time as possible prior to determining the application so we can carefully consider your comments and suggestions?

Should you have any queries or require further information please do not hesitate to contact me directly.

Yours Sincerely,

Alex Burrows
Counterpoint Properties Ltd.



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 April 2021 14:09
To: Richard Stefanski [REDACTED]
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Richard,

I discussed the application with my Team Leader earlier this week and I'm afraid that we can't support the current proposal.

Our concern is with the height/scale and design of the proposed building. The Outline was for up to 10 flats over a max of 3.5 storeys but we did not give any indication at that time that such a scheme would be acceptable and indeed our members expressed serious concerns at Committee regarding 3.5 storeys/10 flats. We consider that the proposal will be out of character with its surroundings (noting that the

predominant existing form of development is two storeys) and that the proposal could also result in harm to the two nearby heritage assets (signal box & railway bridge).

I am also not sure whether the RES is technically in accordance with the Outline as that proposed demolition and conversion whereas your proposal appears to be for straight demolition and rebuild. To be clear on this question, would require me to seek legal assistance.

Finally, I note that there is no response on the application condition 4 of the Outline regarding flood levels. You are correct in the submission that the site lies in FZ1 but the Outline decision made it clear that this risk is due to surface water flooding and this does not show up on the EA flood maps.

We are unable to accept changes to the application as we have to make a determination by the 4th May. Therefore, we propose to refuse the application. Alternatively you could withdraw and resubmit – please advise me if you wish to do this.

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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E: simon.davis@arun.gov.uk



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From: Richard Stefanski [REDACTED]
Sent: 07 April 2021 09:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Alex Burrows [REDACTED]
Subject: RE: BR/8/21/RES

Dear Simon

Could you provide an update regarding the above application? Are there any further concerns at this stage?

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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