

[REDACTED]

From: Simon Davis
Sent: 23 April 2021 10:15
To: Alex Burrows [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BR/8/21/RES

Dear Alex,

Thanks for your email. However, I stated in my email to you of 14th April that we can't allow an extension of time to be able to consider changes to the application and I will therefore be writing up the application for refusal as discussed. I have planned to start the report next week. As such, we cannot accept these amended plans.

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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From: Alex Burrows [REDACTED]
Sent: 23 April 2021 09:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: RE: BR/8/21/RES

Dear Simon,

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

Further to our previous correspondence regarding the above application please see attached substitute floor plans and elevations; if you can ensure that these are registered on the system it would be greatly appreciated.

In light of your design comments we have made significant alterations to the plans to reduce the overall height and scale of the proposal to reduce any possible impact on the adjacent heritage assets. The height has been reduced by 1m and the overall width of the building has been reduced by in excess of 3m.

We were extremely disappointed that the comments regarding the previous scheme were provided so late in the process. We have made every effort to address your concerns and return these to you as promptly as possible prior to the end of the statutory determination period.

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

Yours sincerely,

Alex Burrows
Counterpoint Properties Ltd.

[REDACTED]
Address: 34 The Drive Bognor Regis.
West Sussex PO21 4DU

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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.

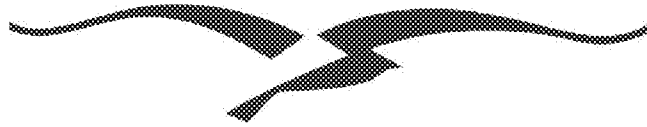
We are unable to accept changes to the application as we have to make a determination by the 4th May. Therefore, we propose to refuse the application. Alternatively you could withdraw and resubmit – please advise me if you wish to do this.

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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



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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: 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

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