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Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

Email [REDACTED]
Our ref 1127
Your ref BR/252/21/PL

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

21 April 2022

Dear Sir / Madam,

65-71 Upper Bognor Road, Bognor Regis PO21 1HR

We are pleased to enclose an application to agree various conditions of the planning consent that was granted on 16th February 2022 for 65-71 Upper Bognor Road. Can you please note that Charlotte House, which formed part of the original application site, was retained by the University of Chichester and accordingly no longer forms part of the development site. On this basis, we have not included any details relating to this part of the site. The details of the conditions that we are specifically seeking consent for are as below:

Condition 8. *Prior to the commencement of development, full details of all eaves, guttering, materials, windows (including conservation roof lights), doors and other proposed external finishings shall be submitted to the Local Planning Authority, in writing, for approval. Window/door details will need to be of an appropriate scale and include details of the sections and glazing or glazing bars. New materials should replicate the existing and any flint removed as part of the works should also be reused. Once approved, the development shall be undertaken in accordance with these details and retained as such at all times thereafter in perpetuity.*

We have assumed that this condition mainly relates to the proposed new two storey building. The relevant information has been shown on drawing 1127-P-200A and 1127-P-201A. Existing windows and doors to the existing buildings will be retained, repaired and redecorated.

Condition 10. *No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved 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, together with measures for their protection during the course of the development and arrangements for future maintenance. The approved details*



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of the 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, and 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.

We have included drawing 1127-P-101A within this application which shows the proposed site layout plan including existing and proposed planting, and details of how existing planting is to be protected.

Condition 11. *No development above damp proof course (DPC) level shall take place until details of all new boundary treatments have been submitted to and approved by the Local Planning Authority and no part of the development shall be occupied until such boundary treatments have been erected. The estate fencing should not have a powder coated treatment.*

We have included drawing 1127-P-101A within this application which included photographs of the fencing that was installed by the University prior to the sale of the site.

Condition 14. *No part of the development shall be first occupied until full details of the placement of bat and hedgehog nesting facilities within the site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority. The submission shall include three purpose designed bat tiles placed onto the new roof for the extension on 71/71A, and/or Beaumaris Wall-Mounted bat shelters installed upon the external faces of both buildings close to the eaves of the building on the south or eastern face; and a hedgehog nesting box within the site.*

Bat boxes which are to be installed on the new building have been shown on drawing 1127-P-200A. A location for a hedgehog nesting facility has been shown on drawing 1127-P-101A.

Condition 17. *Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.*

Locations for electric vehicle charging points have been shown on drawing 1127-P-101A.

A separate application relating to conditions 6 and 9 has previously been submitted. A further application will be submitted in due course to address conditions 7, 12, 18 and 19. Other conditions do not require any additional information to be submitted for approval.



Please do not hesitate to contact us should you have any comments or questions or if you require any additional information.

Yours faithfully,



Phil Brown
Director
Sloane and Brown Ltd

Encs.