

From: Neil Crowther <Neil.Crowther@arun.gov.uk>

Sent: 25 June 2021 15:33

To: Kerry Simmons

Subject: FW: CM/17/21/PL land at Wren Cottage

Kerry,

Further to my email below, I have visited the site from the rear of properties in Wooldridge Walk and can now provide full comments on the proposals.

You will be aware that our recently adopted Design Guide has suggested minimum separation distances. This suggests that a minimum back to back distance for a two-storey dwelling to a two-storey dwelling should be 21m. It also seeks to ensure that the backs of buildings are 12m away from site boundaries.

Below I have set out some specific concerns I have from just looking at the site plans in respect of the proposals for plot 2 and my site visit has confirmed these.

No properties are 12m from the site boundary and the relationship is not to two-storey dwellings to the west. There are unacceptable relationships proposed between the proposed and existing dwellings. The distance to the rear of no.5 is only 15.6m and to no.7 only 20m. The distance to no.6 and no. 4 is only 22m – whilst this is marginally above our guidelines, the relationship is a two-storey dwelling to a single storey dwelling and therefore an additional allowance should be included (especially as the properties are not a minimum of 12m from the boundary).

I will be recommending refusal of the proposals as they currently stand. In order for a scheme to be considered favourably, I would suggest that Plots 2 – 4 are proposed without first floor windows to the rear and are significantly reduced in scale so that they are 1 ½ storey maximum height.

It would be appreciated if you could confirm your intentions – allow the application to proceed to determination, withdraw and amend the proposals etc.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839

E: neil.crowther@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Neil Crowther

Sent: 23 June 2021 14:26

To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

Yes, I have had a chance to review the application. I want to go and visit the site again and see the impact from adjoining properties and I am waiting to hear back from the Ecologist.

Whilst I consider that you have addressed the relationship issue with 30 Appletree Walk, I do not consider that the relationship from plot 2 to properties in Wooldridge Walk has been satisfactorily addressed. I need to look at this properly on site but I'm not convinced that this relationship is satisfactory. This could be overcome if Plot 2 was a bungalow. Would you be prepared to amend the scheme this way? If so, I could take the application to committee on 28 July with a favourable recommendation.

Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 21 June 2021 14:21
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: FW: CM/17/21/PL land at Wren Cottage

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Hi Neil,

I am emailing to ask whether you have had an opportunity to review the above application and for an update on progress? or whether you require any further information/clarification further to your email below?

I look forward to hearing from you.

Kind regards.
Kerry

Kerry Simmons MA MRTPI
Partner



15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]
www.ss-p.co.uk

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 11 June 2021 11:14
To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

I forwarded your ecological report that you submitted on 26 May to our ecologist on the same day. As we are waiting for their response, the application will not go to committee on 23 June.

I will try and spend some time looking at the application next week as I have not had a proper opportunity to do so yet. Hopefully we can have a meaningful catch up by the end of next week.

I have received the attached from your client. I will not be responding to them as you are the agent whom I need to correspond with.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 10 June 2021 11:52
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: CM/17/21/PL land at Wren Cottage

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Hi Neil,

Just a short email to ask if you could update me on progress with the above application and advise whether the application will be considered at the next Planning Committee?

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner



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From: Kerry Simmons
Sent: 26 May 2021 11:54
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: CM/17/21/PL land at Wren Cottage

Neil, thank you for your email. It certainly is a very busy time. If you're able to give me an update later this week that would be greatly appreciated.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner



15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]
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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 26 May 2021 09:15
To: Kerry Simmons [REDACTED]
Subject: RE: CM/17/21/PL land at Wren Cottage

Kerry,

Sorry for not coming back to you.

I have picked up a few apps to try and help officers out and, as you can imagine, finding time to look at them is proving difficult. I will try and catch up on this one this week (I am on leave next week). I am aware that the Parish have objected so if I am recommending approval, it will need to go to Committee. The next Committee is 23/6 but I will need to write a report by the end of this week – I have already got two others done this week for the same reasons!!

I will come back to you in a couple of days.

Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 19 May 2021 13:18

To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: CM/17/21/PL land at Wren Cottage

Dear Neil,

I understand that you are the case officer dealing with the revised application for land at Wren Cottage – are you in a position to provide us with an update on progress and whether the amendments to Plots 2 and 4 have addressed the development management issues raised with the previous application? I note that the parish council has maintained its objection to the proposals, and on that basis are you able to advise whether the application will be taken to the planning committee for a decision?

I look forward to hearing from you.

Kind regards,

Kerry

Kerry Simmons MA MRTPI

Partner



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