

Recommendation Report

Application No.

EP/111/12

Committee ☒

:

Date

3/7/13

Delegated

☐

Recommend Permission ☒

Recommend Refusal

☐

	Date	Signature
Prepared by Case Officer	12/6	
Agreed by Team Leader	12/6	
Agreed by H.O.P.S / P.C.M. (if required)	13/6	
Committee Plans	12/6	

Comments: Subject to changes.

Amended

- 1) Chase Highways and update if you can
- 2) Change P.O condition to restrict all changes/ extensions to the houses.

Anita Gardner

From: Anita Gardner
Sent: 14 June 2013 09:58
To: Robin Henderson [REDACTED]
Subject: EP/111/13 - 45 The Ridings and 60-62 Sea LANE, East Preston

Dear Mr Henderson,

I can confirm that the above application is on the agenda for 03-07-2013 Committee. However, I have today received the comments of County Highways whose comments can be viewed on line. It is noted that visibility is improved for unit 2 on Sea Lane, but this has resulted in loss of the required turning area to enable vehicles to enter and leave the site in forward gear. Therefore a further modified plan is required to be submitted for consideration which should include a swept path analysis diagram.

Without prejudice, I would therefore appreciate receipt of this information to enable re-consultation with County Highways before Committee.

Regards

Anita Gardner

Anita Gardner

From: Robin Henderson [REDACTED]
Sent: 17 May 2013 08:17
To: Anita Gardner
Cc: Kat Burdett
Subject: FW: 45 The Ridings, East preston (Arun)

Hi Anita

In further response to a number of the representations on the above application that focus on surface water drainage issues, I am advised that some localised flooding of Sea Lane to the north of the site has occurred in recent years. The cause has been found to be blockages in land drains. Southern Water are in the process of clearing land drains at present. The following text is extracted from a recent newsletter issued to residents by East Preston Parish Council.

Drainage works in Sea Lane

Remedial works identified following the flooding in Sea Lane in June and December last year are due to being on Monday, 20th May. Access to the beach at the bottom of Sea Lane will be restricted, so if you often walk to the beach that way, for the duration of the works, please could you use Sea Road instead. Thank you.

Having regard to the above, I do not consider that surface water flooding poses any grounds for resisting the planning application.

Regards

Rob Henderson

From: Robin Henderson
Sent: 16 May 2013 17:38
To: Anita.Gardner@arun.gov.uk
Cc: Chris Shipperley - Anders Roberts [REDACTED]
Subject: FW: 45 The Ridings, East preston (Arun)

Good afternoon Anita

Further to emails earlier this week, please find enclosed revised plans, all of which now show 'do not scale except for planning' as you requested.

Plan ref. 100 Rev B also shows the visibility splay requested by WSCC Highways and an associated revision to the access arrangement to the new house at 62 Sea Lane. The plan also shows a new section of hedging on the northern boundary, adjacent to 43 The Ridings, following discussions with and to address the concerns of the resident of that property.

Plans ref. 101A and 102A show revised roof arrangements for the existing property at 45 The Ridings and the proposed dwelling at 47 The Ridings. The ridge of 45 The Ridings will, as a result of the proposal, now be lower than it currently is. I trust that the concerns of neighbours in relation to height and massing will thus be overcome.

In your last email to me you raised a query about the representation or annotation of the Ground Floor, First Floor etc. levels on the plans. I'm afraid neither I nor the architect understood your query. We would be happy to clarify the matter if you have and are able to explain an ongoing concern.

Should you have any further thoughts or queries either generally or in response to the above please don't hesitate to contact me. Likewise, I'd be very grateful if you would let me know once you have formulated a recommendation.

Kind regards

Rob Henderson

Anita Gardner

From: Anita Gardner
Sent: 14 May 2013 14:21
To: 'Robin Henderson'
Subject: RE: EP/111/12/ - The Ridings and Sea Lane, East Preston

Dear Mr Henderson,

Without prejudice, I consider that reducing the overall ridge height would be beneficial to the appearance of the proposal and such an amendment can be accepted without generating a requirement for re-advertising. I have also noted that the submitted plans contain the note 'Do Not Scale' and I would request that this is amended to refer to 'except for planning purposes'.

I would also appreciate clarification of the basis for the GFL, FFL, eaves and ridge heights given on the submitted plans.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Robin Henderson
Sent: 14 May 2013 11:20
To: Anita Gardner
Subject: RE: EP/111/12/ - The Ridings and Sea Lane, East Preston

Thank you Anita

I have asked the architect to make the revisions and will come back to you shortly.

I have been reviewing the representations of neighbouring residents. It would appear that my assumption about the heritage of the properties opposite the site, based upon reference to planning permission ref. EP/10/98 which granted permission for 2 detached houses on the plot of The Old Garden House at 38 The Ridings, was incorrect. Unfortunately the plans associated with that approval, which has apparently not been completed, are not available online but must therefore, I assume, have involved the demolition of the existing house, splitting the plot, and then constructing the 2 detached homes.

I note there is some concern about the height of the modified house at 45 The Ridings and the new house at 47. Whilst I consider that heights are proportionate and reasonable, it would be very straight forward to amend the plans to reduce the overall ridge height if that was felt to be beneficial and I could return such amended plans to you within a matter of a couple of days.

I hope that you'll let me know your thoughts when formalised and will give us the opportunity to respond to any concerns, not least given the time it has taken for us to reach this point in the evolution of the proposal. I look forward to hearing from you.

Kind regards

Rob Henderson

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 14 May 2013 10:09
To: Robin Henderson
Subject: RE: EP/111/12/ - Agent Change of Address

Dear Mr Henderson,

I have received County Highways comments in respect of the above application which are available to view on the Council's web site. Without prejudice I would appreciate receipt of additional plans detailing visibility splays within 10 days of the date of this e-mail.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Robin Henderson [REDACTED]
Sent: 02 May 2013 17:13
To: Anita Gardner
Subject: FW: EP/111/12/ - Agent Change of Address

Good afternoon Anita

Please see my email below regarding change of agent's address.

I look forward to working with you on this project.

Best wishes

Rob Henderson (Agent)

From: Robin Henderson
Sent: 02 May 2013 17:08
To: planning@arun.gov.uk
Cc: Kat Burdett
Subject: EP/111/12/ - Agent Change of Address

Good afternoon.

I am the agent for the above application, which relates to land at 45 The Ridings and 60 Sea Lane in East Preston which is being handled by Anita Gardner.

I would be most grateful if you would note that that I have moved address and update your records accordingly. The new address and phone number are detailed below.

Many thanks

Robin Henderson MA(Hons) MRTPI
Associate Planning Consultant



Anniversary House
23 Abbott Road
Bournemouth BH9 1EU



www.kenparkeplanning.com

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**TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011**

Application Number: EP/111/12/

Description: Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings)

Date accepted: 17th April 2013

Assessment:

The application does not require the submission of an Environmental Impact Statement because of the following reasons:

Schedule 2 development: The application falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and could have had the potential to impact on the environment in such a manner as is covered by these regulations. The following issues are considered relevant to this proposal and have been considered in coming to this decision:

The development is not of more than local importance;
The site does not lie within an environmentally sensitive or vulnerable location;
The proposed development would not have unusually complex or hazardous environmental effects;
It is unlikely to cause significant cumulative impacts with other development;
It will not significantly impact on the use of natural resources;
The proposed development is unlikely to produce waste of environmental significance;
The proposal is unlikely to cause significant pollution or nuisance (subject to suitable safeguards).

Legal Opinion sought: YES / NO

Signed:
[Redacted Signature]

Co Signed:
[Redacted Signature]

Date: 26/4/13

Letter sent to applicant 26/4/13

FROM:

Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: no ref given
Dated : 17 -4-13

TO: Deeds Store Clerk

For circulation to :-

K Wells
Service Delivery and Monitoring Officer
Technical Support Unit – N Spencer and L
Coney

FOR CIRCULATION TO :-

Planning Case Officer J Baeza /D Vick
Local Land Charges Officer
Planning Admin
Accountancy
Affordable Housing

SITE NAME: 45 The Ridings and 60 Sea Road East Preston

PARTY NAME: Shulman

PLANNING OBLIGATION COMPLETION

REQUEST FOR TSU TO VALIDATE APPLICATION

The above is now completed.

DEEDS STORE CLERK:

The original planning obligation is attached.

Please place the original planning Obligation attached in the Deeds Store. .

Before you do so please scan one copy and forward it to the Service Delivery and Monitoring Officer . The SD&MO will then update the Ocella records and circulate it to the other addressees of this memo.

SERVICE DELIVERY & MONITORING OFFICER

Please on receipt of this memo and enclosure circulate to all the above addressees and update Ocella.

PLANNING OFFICER:

Please issue planning permission OR get TSU to validate the application as the facts of the case require.. A copy of the planning obligation is on the file.

LOCAL LAND CHARGES OFFICER:

Please register this planning obligation as a Local Land Charge. A copy of it is attached.

ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	Time Limit
ADC	
Affordable housing Sum £12 246	On date of deed due to mortgagee failure to seal deed

PLANNING ADMIN:

A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

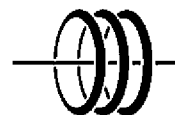
The legal fees received for the preparation of this agreement were £ 200.00

Delwyn Jones
Planning Solicitor

ARUN DISTRICT COUNCIL

18 OCT 2012

RECEIVED


KenParke
 PLANNING CONSULTANTS

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www.kenparkeplanning.com

The Head of Planning Services
 Arun District Council
 Arun Civic Centre
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF

For the attention of Planning Registration

17 October 2012

Our ref: RH/2355

Dear Sir / Madam

**Re: Planning application – 45 and 47 The Ridings and 60 and 62 Sea Lane,
 East Preston, Littlehampton, BN16 2TW**

Further to the application submitted on the Planning Portal (ref: PP-02255718) today,
 please find enclosed:-

- Application fee cheque for the sum of £1005.00

I look forward to receiving confirmation that the application has been registered in
 due course.

Documents submitted electronically include:-

- Plans 001 – 007 inclusive
- Design and access statement
- Viability report and calculations
- Existing tree schedule rev1
- Existing tree schedule rev2
- Tree constraints plan

I would be grateful if the case officer would contact us to discuss the application or if
 any further information is required.

Yours faithfully

Kat Burdett
 Office Manager

Ken Parke Planning Consultants Ltd

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Bournemouth BH2 6BA

Company Reg No: 4653064

VAT Reg No: 807 5083 33