

Ms Anita Gardner
Principal Planning Officer
Directorate of Place
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

28 January 2021
Ref: RH/Let/P1504iv

Dear Ms Gardner,

Full Planning Permission for the Erection of Garden Pods to Plots 4 and 5, and the replacement of the previously approved bike store with a shed to Plot 7, pursuant to Planning Permission EP/148/19/PL at 9 Lime Tree Close in East Preston.

This application should be considered with regards to the following documents submitted in support of this application:

- **Planning Application Forms**
- **Covering Letter**
- **Proposed Drawings and Location Plan**

This application seeks permission for the erection of Garden Pods in the rear gardens of Plots 4 and 5, and the replacement of the previously approved bike store with a shed in the rear garden of Plot 7. This application is a minor amendment to the previously approved application EP/148/19/PL, granted permission on 6 October 2020 for:

“Demolition of existing dwelling and the erection of seven residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping.”

A S73 application is currently due to be determined by Arun District Council under reference EP/1/21/PL for the:

‘Variation of conditions following EP/148/19/PL relating to wording of conditions 13- The proposed dwellings shall not be occupied until the car parking space associated with the plot and pedestrian walkways have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The parking spaces on the development site shall thereafter be retained at all times for their designated use & 14 - The proposed dwellings shall not be occupied until the cycle parking spaces associated with the plot have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces shall thereafter be retained.’

Managing Director
Chris Barker MATP MRTPI
Directors
Huw James MRTPI
Adam King RIBA
Adam Staniforth FCCA

ECE Planning Limited
Registered in England
No 7644893
VAT No 122 2391 54
Registered Office:
Amelia House
Crescent Road, Worthing
BN11 1QB

Once approved, application reference EP/1/21/PL will become the relevant permission to be implemented at the site.

This application is submitted as the previously approved application (reference EP/148/19/PL) included Condition 15 which sought to remove General Permitted Development Rights without prior consent from the Local Planning Authority. Condition 15 reads:

“Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.”

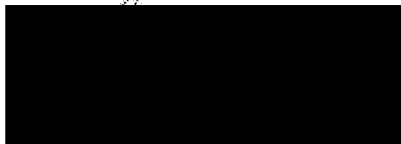
The erection of the Garden Pods and Shed would otherwise be able to be erected under the Permitted Development Rights. Please refer to the accompanying drawings for details of the Garden Pods and Shed which are considered to be entirely appropriate for the site.

We trust this letter and attachments are sufficient to allow the erection of Garden Pods to Plots 4 and 5, and the replacement of the previously approved bike store with a shed to Plot 7, pursuant to Planning Permission EP/148/19/PL at 9 Lime Tree Close in East Preston.

We look forward to receiving written confirmation in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director