



Anita Gardner
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

19 November 2019
Ref: BD/Let/P1504ii

Dear Ms Gardner

RE: Section 73 Minor Material Amendments pursuant to Condition 2 of Planning Permission EP/52/18/PL ‘*Demolition of existing dwelling and the erection of seven residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping*’ at Scorton, 9 Lime Tree Close, East Preston, Littlehampton, BN16 1JA.

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

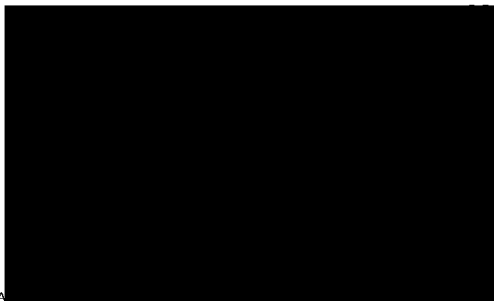
- Planning application forms
- Covering letter
- Site Layout Plan (LT.LAND.004)
- Amended elevations and floorplans of Plots 4-7 (LTC.PLOT4.006, LTC.PLOT5&6.006 & LTC.PLOT7.006)
- Technical Transport Note (Oct 2019)

This Section 73 application relates to the variation of condition 2 attached to application EP/52/18/PL, granted planning permission on appeal (APP/C3810/W/18/3214864) on 13 March 2019 for:

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

Condition 2

The proposed minor amendments to the previously approved scheme comprise the addition of one bedroom at second floor level to the dwellings plots 4, 5, 6 and 7 changing these properties from 2 bed (plus study) dwellings to 3 bed (plus study) dwellings. The external alterations required to facilitate this are as follows:



- Plots 4 and 7: Sky light in roof, and new windows at second floor level in west and south elevation.
- Plots 5 and 6: Dormer window in the west facing roof slope, and new windows in the south elevation.

These minor alterations are considered in further detail below.

Design, Materials and Heritage

The proposed second floor windows on the south elevations of plots 4-7 are small, proportionate high level circular windows serving the staircase that would have no detrimental impacts on the appearance of the proposed dwellings.

The proposed second floor windows on the west elevations of plots 4 and 7 are sympathetic in size and design to the remainder of their respective dwellings.

The skylights within to roof of plots 4 and 7 would not be visible from the streetscene due to the roof design.

The proposed dormer windows on the (front) west elevation of plots 5 and 6 are of a modest scale and do not dominate the roofscape. As a result, they would not have any impact on the wider streetscene.

Given the negligible second floor alterations and the distance of these properties from Wisteria, the Grade II Listed building on the western side of The Street, there would be no harmful impacts on this Heritage asset.

Residential Amenity

None of the proposed windows would have any impacts on the privacy available to the proposed or existing properties.

The proposed second floor windows on the south side of Plot 4 are over 30 metres from the nearest property to the south.

The proposed second floor windows on the south side of Plots 5, 6 and 7 would look onto the predominantly blank northern elevations of the proposed adjacent properties.

The proposed new windows on the west elevations of Plots 4-7 will have no greater impact on the privacy of Plots 1-3 than the existing approved first floor windows.

Transport and Parking

The proposed additional bedrooms for plots 4-7 would result in each of these dwellings increasing in size from 2 bed (plus study) dwellings to 3 bed (plus study) dwellings. This would result in a parking requirement of 11 spaces for these four properties.

The approved site plan shows a total of 8 parking spaces for units 4-7 (2 spaces per dwelling). Therefore there is a shortfall of three parking spaces. There is not capacity to provide these additional spaces within the site and there is limited capacity for on-street parking in Lime Tree Close. As a result, a parking beat survey was undertaken on neighbouring streets. The results of this parking survey are set out in the Technical Transport Note submitted with this application. The Transport Note concludes the following:

'It is reasonable to conclude that there is more than sufficient on-street parking capacity to accommodate the parking demand that this proposal will generate, without impeding the free flow of traffic or affecting the current parking provision. Indeed, the Nomis data indicates that it is likely that parking demand will be accommodated easily within the on-site parking provision. Accordingly, there is no traffic related reason for this proposal to be refused, as it is evident that the impact cannot be considered as severe.'

Conclusion

The proposed addition of a bedroom at second floor level in plots 4-7 and the necessary external alterations required to facilitate them would be entirely acceptable having regard to design, residential amenity, and parking and the highway network.

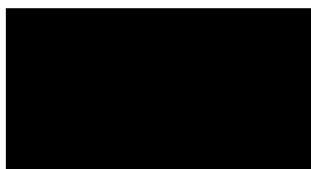
The proposed development therefore complies with the NPPF and relevant Local Plan policies, and the Council is therefore respectfully requested to grant consent for this Section 73 Minor Material Amendment pursuant to Condition 2 of Planning Permission EP/52/18/PL.

As a result Condition 2 should be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: LT.LOC.003, LTC.BLOCK.004, LT.LAND.004, LT.SV.001, LT.SC.002, LTC.PLOT4.006, LTC.PLOT5&6.006, LTC.PLOT7.006, LT.VIS.001, LT.SWEPT.001 and LT/ST.VIS.001

If you have any further queries or require further information please contact me on 01603 210111

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director