

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

07 January 2021
Ref: RH/Let/P1504iv

Dear Ms Gardner,

Section 73 Variation of Condition Application: Proposed Variation of Conditions 13 and 14 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**
- **Approved Landscaping and Roof Plan (reference LT.LAND.004)**

This Section 73 application relates to the variation of Conditions 13 and 14 attached to application reference 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.”

Proposed Variation of Conditions 13 and 14 pursuant to Application Reference EP/148/19/PL

Condition 13 pursuant to application reference EP/148/19/PL relates to the proposed car parking spaces on the development site, as printed below:

‘No part of the development shall be first occupied until the car parking spaces on the development site and the parking spaces and pedestrian walkway 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.’

Condition 14 relates to the proposed cycle parking spaces on the development site, as printed below:

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

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'No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces shall thereafter be retained.'

As set out in our email to you on 27 November 2020, the development of the properties at Lime Tree Close is now significantly advanced and a couple of the units are ready to be occupied shortly. However, there is still some work to undertake to complete the development and it is unlikely that all 14 of the car parking spaces and cycle spaces will be available upon occupation of the first unit.

It is therefore requested that Conditions 13 and 14 are amended so that the relevant unit can be occupied once the car/cycle parking space serving that specific unit is provided, rather than all of the car and cycle parking spaces having to be provided prior to the occupation of any unit. The car parking spaces for each plot are clearly set out on the approved Landscaping and Roof Plan (reference LT.LAND.004) and are situated immediately in front of the relevant dwellings.

We therefore request that the conditions are amended as follows:

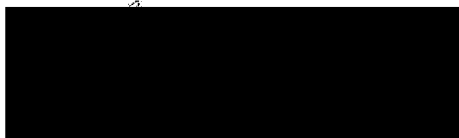
- **Condition 13 Suggested Amended Wording:** *'The proposed dwellings shall not be occupied until the car parking space associated with the plot and pedestrian walkways have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The parking spaces on the development site shall thereafter be retained at all times for their designated use.'*
- **Condition 14 Suggested Amended Wording:** *'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.'*

We trust this letter and attachments are sufficient to warrant the variation of Conditions 13 and 14 as listed above, pursuant to application reference EP/148/19/PL (*Demolition of existing dwelling and the erection of seven residential dwellings, with associated parking, amended access location from Lime Tree Close & landscaping*) 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