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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 01 December 2021 12:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: FG/183/21/HH - 52 Ocean Drive - WITHDRAWN

Pls add email below to case file and label 'Agent confirmation of withdrawal of application – 26 Nov 2021'

Juan – please note

Thanks
Amy

From: Glenn Curran [REDACTED]
Sent: 26 November 2021 16:08
To: Amy Myer <Amy.Myer@arun.gov.uk>
[REDACTED]
Subject: Re: FG/183/21/HH - 52 Ocean Drive - LACK OF FRA

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Dear Amy,

I have discussed your email with the applicants and they have instructed me to withdraw the application. Please accept this email as confirmation.

I will prepare and submit a new application in due course.

Regards

Glenn Curran

On 26 Nov 2021, at 13:13, Glenn Curran [REDACTED] wrote:

Dear Amy,

Thank you for your email.

I was unaware that the site is situated in Flood Zone 3. When I submitted the application via the Planning Portal, it was confirmed that the basic validation criteria had been met. Then, when your technical team went through the validation process, the lack of an FRA was not flagged up. If it had been brought to my attention then, I could have quickly submitted the required information.

With respect, I do not agree with your observations on the design, but I appreciate that subjectivity is involved in these matters.

I will discuss your email with the applicants and get back to you with a decision on whether to withdraw the application on Monday.

Regards

Glenn

On 26 Nov 2021, at 12:01, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear both,

I note that the site is located in Flood Zone 3 (high risk from coastal sea flooding) but that no Flood Risk Assessment (FRA) has been submitted with the application.

The National Planning Policy Framework and Arun Local Plan policy W DM2 require a FRA for all applications within FZ2 and 3. The Environment Agency then needs to be consulted on the FRA.

[Flood risk assessment in flood zones 2 and 3 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/flood_risk_assessment_in_flood_zones_2_and_3.pdf)

This is also part of the Council's validation checklist.

As such, without an FRA and EA consultation, we would unfortunately have to recommend refusal of the current application. In addition, I have concerns that the front dormer is overly bulky i.e. the flat roof and window part may be OK but that the underneath part extends too far down appearing unnecessarily bulky and not subordinate in the roof i.e. should stop short just under the lower window sill. The side dormer on the northern elevation equally should be set further up from the eaves. I also wonder if these could be designed with pitched roof forms instead to have a more charming

appearance than 'boxes'. These should appear as small proportional additions which do not dominate the roof form, given the existing roof scape along this area and modest small dormers.

I would suggest you therefore withdraw the current application and re-submit with an FRA and revised drawing to address the visual impacts of the dormers.

Please confirm by next Tuesday 30th November if you wish to withdraw. Otherwise we will proceed to issue the decision (refusal).

Kind regards,
Amy

Amy Myer
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Senior Planning Officer
Directorate of Place
<image010.jpg>
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