

ARUN PLANNING COMMITTEE

Application Ref: FG/198/16/PL
Address: 1 SEA DRIVE, FERRING, BN16 2NA
Description: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 STOREY BUILDING COMPRISING 8No. RESIDENTIAL 2 BEDROOM FLATS & ASSOCIATED EXTERNAL WORKS

Dear Mr Woods,

I am writing with regard to the above planning application which was deferred from the Development Control Committee on 21 June where Members resolved to defer the application for Officers to negotiate on improved parking provision. The application has been amended such that 12 parking spaces are now proposed in place of the 10 shown at the time of the last committee report. I have noted the latest comments from WSCC Highways in response to our latest amended plan Dwg. No. 16/046-PL004 Rev L showing the 12 parking spaces. The comments from WSCC Highways received on 3 August stated:

'The LHA response referred to the capacity of the car park being 10 spaces. The two surface level spaces are noted. In respect of the Parking Demand Calculator there are two options. If none of the parking spaces are to be allocated (i.e. all spaces are available for residents/visitors to use without) then the demand would be for seven spaces. If each flat was allocated a single space, with the remainder of the spaces remaining unallocated and available for unrestricted resident/visitor use, then a demand for 11 spaces would be generated. In either scenario, the proposed provision of 12 spaces would exceed the anticipated demand.'

The County Highway comments also confirm that the amended plans show suitable standards being met for parking provision and that the tracking plans show that vehicles can manoeuvre without conflict arising and that unimpeded 3-point turns can be undertaken.

We note that two options have been put forward, one for 7 spaces if they are unallocated and the other for 11 spaces if each flat were allocated 1 space each. As correctly pointed out by the CHA the amended plan showing 12 spaces is an overprovision. However should members of the committee be minded to approve the application with less parking provision the applicant would be happy to amend the plans accordingly.

In summary we believe we have fully addressed the issues raised by the committee on 21st June together with that the various issues your officers have previously raised with which have also been addressed through earlier amendments relating to matters including:

- The relocation of the parking away from the rear garden into the basement
- Relocated access point into the site from Sea lane onto Sea Drive
- Increased parking provision to 12 spaces and improved parking layout in response to highways comments
- Removal of windows facing 108 Sea Lane and 3 Sea Drive
- Improved flood defense measures; and
- Increased amenity space and landscape provision

Having regard to the above it is requested that members give favourable consideration to the proposal and grant planning permission.

Yours sincerely

G. Ferrier