

From: Maria Tomalova
Sent: 14 August 2019 17:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Re: FP/139/19/OUT, Land south of garage compound

Please upload the below and above as a correspondence to the above application.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]
Sent: 31 July 2019 11:21
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Fwd: Re: FP/139/19/OUT, Land south of garage compound

Dear Maria

Just having read the Nicola Fry email dated 30 July again she states that the footway does not appear to have been acknowledged in my document dated 29 July posted on the system, as you can see it was in point 3/.

Attached the two relevant documents.

Thanks

Claire

----- Original message -----

From: [REDACTED]
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: FP/139/19/OUT, Land south of garage compound
Date: Wednesday, July 31, 2019 11:11 AM

Dear Maria

There appears to have been a misunderstanding of the original block plan, in that the building would cover the footway and prevent its use. The email to you from Nicola Fry and numerous other objectors seem to have gained this impression which appears to be growing in momentum but the premise is not correct!

Please can it be made very clear this is not the case.

Equally that the building would not impact on either of the trees and will deliberately avoid them.

Kind regards

Claire

On Thu, Jul 25, 2019, at 11:09 AM, [REDACTED] wrote:

Dear Maria

Please find attached block plan as requested.

The single storey dwelling, outlined in red, is approximately 6X6.5m internal floor area plus storage and at 39m² this conforms to the minimum standard for one person, one bedroom (in addition only a shower is envisaged 37m² is required).

As indicated in the application the building would use sips construction which enables ground screws to be used as a green alternative to concrete foundations, very fast and minimal construction disruption.

Please let me know if you require any further information.

Kind regards

Claire

On Wed, Jul 24, 2019, at 3:44 PM, Maria Tomalova wrote:

Dear Mrs Francis,

I deal with your above application and since the area appears rather not sufficient for an erection of dwelling,
(from principle yes since situated within Built-Up Area, however subject to comply with requirements of relevant Policies).

It would be helpful if you send us at least block plan showing the proposed dwelling (to scale).

Kind regards

Maria

Maria Tomaiova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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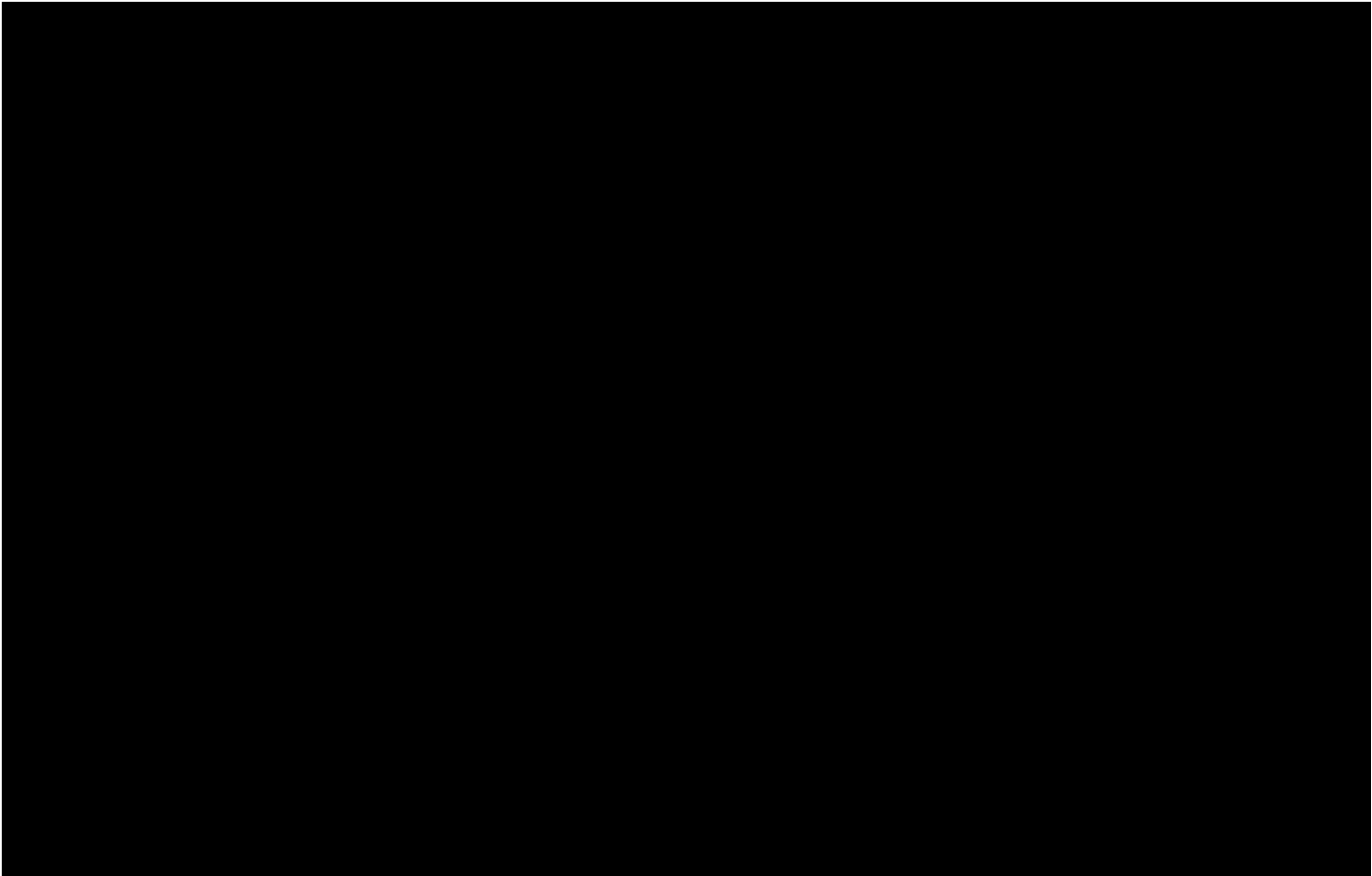
DX 57406 Littlehampton

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Attachments:

- FP13919OUT, Land south of garage compoundBLOCKPLAN 1in200 scale 36x36maparea.pdf



From: Nicola Fry [REDACTED]
Sent: 30 July 2019 08:51
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FP/139/19/OUT - Land south of garage compound & East of 12 Alfriston Close Felpham PO22 6QE

Hi Maria

Further to comments provided by my colleague Kyran Schneider on 18th July 2019, the WSCC Area Engineer has contacted me with concerns regarding this proposal in relation to the footway. Specifically they are concerned that the applicant intends to build on this land, which is publically maintained highway.

Having inspected local mapping, it appears that the whole site is classified as publically maintained highway. In order for the land to be incorporated into the site, the highway rights would need to be formally removed by way of a Stopping Up Order. This is controlled by Section 247 of Town and Country Planning Act and would be subject to a separate process administered by the Department for Transport's National Casework Team. The Highway Authority along with other statutory undertakers and interested parties would be consultees in this process. There is also no guarantee that this process would be successful. The comments made here would not constitute the Highway Authority's formal position regarding any future Stopping Up. The applicant should be aware that the LHA would not wish to see any loss of footway width in this location. This does appear to have been acknowledged by the applicant in comments dated 29th July.

We do have an informative note for Stopping Up, would you like this at the Outline or Reserved Matters Stage?

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH



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claire francis
71 lower street
pulborough
2134
west sussex
rh20 2ay

Your Ref: OWPC23782
Our Ref: FP/139/19/OUT 23-06-2019
Please ask for:
Maria Tomalova

29th July 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved for the erection of 1 No. dwelling.
Land south of garage compound & East of 12 Alfriston Close Felpham

Thank you for your internet representation made on 26th July 2019 which has been recorded as '**support**' with the comments as follows:

I believe it is important to answer objections in a proactive manner so it must be stressed that:

1/ the cladding of the dwelling would enable it to blend seamlessly into its surroundings i.e. roof and wall etc

2/ the two trees would not be affected, due to advanced techniques in foundation technology, and it is welcomed as a condition of granting the application that these are retained.

3/ the street light and pedestrian access would again not be affected, this is a misinterpretation of the block plan document.

4/ the garage owners access to maintain their roofs would still be available, but account must be taken that the advice is not to disturb white asbestos and leave well alone!

5/ as this is designed to be a more current/sympathetic development, equally the occupant is less likely to require motor vehicles as a form of transport and of course secure bicycle storage would be built into any detailed application that would follow successful outline application.

It is hoped that this satisfactorily answers those concerns.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or

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breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning