

Amber Willard

From: Chris Moore [REDACTED]
Sent: 17 January 2021
To: Amber Willard
Cc: 'Tom Barnes'
Subject: RE: Garages with Apartment above - Abergail, Clyde Road, Felpham - FP/231/20/PL
Attachments: Prop Plot Plan 200 1.pdf; Prop FF Plan 2.pdf; Prop Elevations 2.pdf; Site Location Plan 1.pdf; Streetscene Elevation 2.pdf; Ex Plot Plan 200 1.pdf; Prop GF Plan 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Amber,

Many thanks for the reply.

I have been speaking with the applicant and we have decided to amend the drawings to ensure that the new building is kept a minimum of 1.0 metre from the boundary in order to seek the removal of the parish council objection and allow the decision to be made by delegated powers.

With the comments from the Council's Drainage Engineers, I have also amended the red edging indicating the boundary extent as the soakaways for the new building will be located on this part of the plot.

I hope that all is in order and that the application can be progressed towards a positive decision, however, if you have any further queries then please let me know.

Kind regards,

Chris Moore

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3 Northcote Road
BOGNOR REGIS
PO21 5LZ

Tel: [REDACTED]
Mob: [REDACTED]

From: Amber Willard [REDACTED]
Sent: 15 January 2021 13:45
To: Chris Moore <[REDACTED]>
Subject: RE: Garages with Apartment above - Abergail, Clyde Road, Felpham - FP/231/20/PL.

Dear Mr Moore,

Thanks for this.

It would be good if the width could be amended to address the Parish objection. If you submit the plan to me, I can reconsult them or I believe you can contact them directly, and then you can check they would be happy to remove their objection prior to submitting the plan.

This would then avoid the need for it to attend committee.

Also I received comments from our drainage department. These should be online although I copy the main bulk below. Currently they object however ask the blue line is amended which would ensure enough room on site to install the necessary drainage structures.

Please let me know if this is acceptable and send through a revised plan.

Engineers Comments Regarding Surface Water Drainage

If infiltration is viable on the site then lack of space is not an adequate excuse for not utilising soakaways/infiltration structures. Soakaways must be located a minimum of 5m from any buildings, and 2.5m from the site boundaries. Given these constraints, it is not possible for surface water from the site to be sustainably drained within the red line boundary of the site. The applicant indicates an intention to drain surface water via a newly built soakaway in the front garden of Abergail within the same ownership but not within the application site.

Therefore, I wish to lodge a holding objection to the application.

It is understood that the applicant also owns the remaining plot for Abergail, (within the blue line boundary) and it is accepted that if the red line boundary was to be redrawn to include the indicated area in the front garden of Abergail then there will be sufficient space for surface water drainage. In this instance I would be happy to withdraw the objection and instead recommend the application of standard condition PCENG2

Thanks
Amber

Amber Willard



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From: Chris Moor [REDACTED]
Sent: 13 January 2020 [REDACTED]
To: Amber Willard [REDACTED]
Cc: 'Tom Barnes' [REDACTED]
Subject: Garages with Apartment above - Abergail, Clyde Road, Felpham - FP/231/20/PL.

Dear Amber,

Regarding the above mentioned development and the request for the sequential testing for the development, I attach a copy of the prepared flood risk analysis which incorporates a sequential test as requested, I hope that this is acceptable.

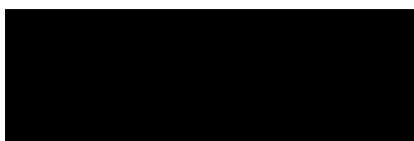
On another matter, we note that whilst all but one of letters received are in support of the development, there has been one objection, from the Parish Council on the basis of '*build is within 1 metre separation at first floor level of a neighbouring property, therefore is non-compliant with ADC's Policy Guidelines DM4*'.

My client would like to make it known that he is prepared to reduce the width of the building in order to be able to maintain a 1.0 metre distance to that particular boundary if this would mean that the objection would be withdrawn and the application then to be decided under delegated powers by officers. If you feel that this is possible please let me know.

Kind regards,

Chris Moore

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