



Date: 17th November 2021
Our Ref: 21021
Your Ref: FP/52/21/PL

Ms Maria Tomalova
Senior Planning Officer,
Directorate of Place,
Arun District Council,
The Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF

Dear Ms Tomalova,

Re: 107 Felpham Way, Felpham, PO22 8QB - Partial Retention, Extension & Reconstruction of 2-Storey Building to Provide 1 No. Class E Shop Unit, 1 No. Flexible Use Commercial Unit for Any Use within Class E or as a Sui-Generis Beauty Therapist/Nail Bar & 3 No. 2 bed flats to Include Parking, Secure Cycle & Refuse Storage Facilities – Application to Discharge of Condition Nos.3 (Refuse Storage); 7 (Electrical Vehicle Charging Points), and; 8 (Provision of Secure Cycle Storage) of Planning Permission FP/52/21/PL

This application seeks to discharge pre-occupancy conditions 3 (Refuse Storage); 7 (Electrical Vehicle Charging Points), and; 8 Provision of Secure Cycle Storage) of Planning Permission FP/52/21/PL. This application is accompanied by a site plan, together with elevational drawings of the proposed refuse/recyclables stores and the secure cycle store. Additionally, technical information is submitted with regards to the installation of a dual electrical charging point.

Condition No.3 (Refuse Storage)

This condition states:

“Before the flats are occupied details of dustbin storage shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the design thereof. The storage as approved shall be made available prior to occupation and retained in perpetuity.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policies D DM1 of the Arun District Local Plan.”

In support of the application to discharge Condition 3 a drawing is submitted at a scale of 1:10 of the Bellus Quad Wheelie Bin Storage Unit. These stores can accommodate 4 x 240 litre wheelie bins (i.e. 2 x general waste waste/ 2 x Recyclables). The proposal is to provide two quad wheelie bin stores which would be sited at a mid-point along the site's eastern boundary (please refer to site plan drawing 019-DLS-00-00-DR-A-1011 F). One of the stores would serve the two first floor flats (Units 2 & 3); the other would serve the two ground floor commercial units. Refuse and recyclable storage for the ground floor flat (Unit 1) would be provided within the dwellings secure back garden area. Each of the Bellus Quad Wheelie Bin Storage Units is built with the following specification:

- Hand made in the UK from FSC Certified Timber throughout
- Pressure treated & tanalised
- Chest lid automatically opens wheelie bin lid when lifted
- Easy access through single door
- Each store to accommodate 4 x 240 Litre wheelie bins

- External Dimensions: Entire Store - 1270 x 2850 x 804mm (H/W/D)

The proposed siting of the refuse and recyclables stores at a mid point along the sites eastern boundary is considered to be a convenient location for future residents and business occupiers. This location is also within 11.0m of the property's Felpham Way frontage which would allow for convenient for refuse/recyclables collection.

Refuse and recyclables storage is to be provided within the rear garden for Unit 1 as shown on drawing 019-DLS-00-00-DR-A-1011 F.

It is proposed to finish the stores with an external coat of Cuprinol Trade Garden Shades – colour 'Pale Jasmine' which to reflect the colour of the buildings external render (see attached colour chart or click on hyperlink to [Cuprinol Website](#)).

Condition No.7 (Electrical Vehicle Charging Points)

This condition states:

"Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition."

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework."

In support of the application to discharge Condition 7 are provided the technical details/fact sheet of the ROLEC Basic Charge: EV Open Charge Model: OCPP0221. This is a dual electrical vehicle charging point which is to be sited in a central position to the west of the two frontage vehicle parking spaces (please refer to drawing 019-DLS-00-00-DR-A-1011 F). The proposed model is 7.2kW which would allow for 'fast' charging. A typical electric car (60kWh battery) takes just under 8 hours to charge from empty-to-full with a 7kW charging point.

Condition No.8 (Provision of Secure Cycle Storage)

This condition states:

"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 facilities so approved shall be retained in perpetuity."

Reason: To provide alternative travel options to the use of the car in accordance with policies TSP1 of the Arun Local Plan."

In support of the application to discharge Condition 8 a drawing of the Rowlinson WS1881H Shiplap Wallstore is provided. These stores are of timber construction and can accommodate 2 to 3 adult bikes. The stores have a mono-pitch felt roof. Four of these stores are proposed, one for each of the ground floor commercial units with one each for the first floor flats, Units 2 & 3. Each store is built with the following specification:

- Overlap timber cladding
- Pressure treated timber
- Tongue and groove floor
- Hasp and staple for securing by padlock
- Accommodates 2-3 adult bicycles and accessories
- External Dimensions: 1640 x 1825 x 825mm (H/W/D)

It is also proposed that a timber shed is provided within the garden of Unit 1 for the secure storage of bicycles. Elevational details are provided indicating a timber shed, beneath a felt covered ridged roof. The shed would measure 1942 x 1338 x 1894mm (H/W/D).

It is proposed to finish the stores with an external coat of Cuprinol Trade Garden Shades – colour ‘Pale Jasmine’ which to reflect the colour of the buildings external render (see attached colour chart or click on hyperlink to [Cuprinol Website](#)).

In addition to the secure cycle storage provision the applicant intends to install two surface mounted Sheffield Cycle hoops for visitors. It is proposed to site these hoops to the south of the

It is noted that condition Condition 6 attached to FP/52/21/PL requires the “... *car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose...* ” This is a ‘performance’ condition and which requires the parking spaces to have been provided before any part of the development is “first occupied” and thereafter “... retained at all times for their designated purpose.” Given that this is a ‘performance’ condition it does not need to be formally discharged by the LPA.

Should you require any additional information please do not hesitate to contact me

Yours sincerely,

A black rectangular box redacting the signature of Matthew R. Pickup.

Matthew R. Pickup)

BSc (Hons)., DMS., MRTPI