

Town Planning and Development Consultants

Arun District Council
Planning Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Our Ref: DA/HAPL884

Your Ref:

03 July 2013

Dear Sir/Madam

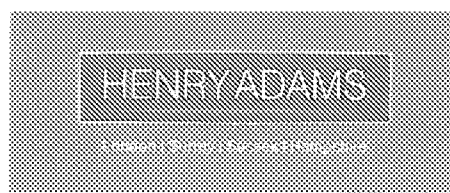
Re: Part garden west of Foreshore House, Coastal Road, East Preston

I enclose herewith a planning application for a new outline planning permission for the erection of a single detached dwelling-house and garage on the above site. This application is effectively a renewal of planning permission K/11/10 which expired on the 30 June 2013. The intention was to submit an application for the extension of the time limit however the required legal agreement for the payment of the affordable contribution was not completed in time.

This application therefore seeks a new outline permission and, in accordance with the previous permission, all matters are reserved except for the access. The proposal makes use of an existing access which serves the garage currently situated on the land. All other matters are reserved however, the drawing accompanying the application shows an indicative layout and the scale and appearance of dwelling which could be accommodated on the site. This plan has formed the basis of previous permissions.

Planning permission was first granted on this site in 1999 and has been renewed every three years since that date. The last planning application K/11/10 was granted having regard to the advice in PPS1, PPS3 and PPG13 and policies GEN2, GEN7 and GEN12 of the Arun District Local Plan 2003. The national guidance has since been replaced by the National Planning Policy Framework however the principle of providing new homes in sustainable locations in built up area boundaries remains the same. The policies of the Arun District Local Plan are unchanged and still relevant and therefore this proposal remains Development Plan compliant.

The main policy change has been the introduction of Arun District Council's Affordable Housing Policy which requires a contribution towards affordable housing for all new dwellings. Acknowledging this new policy, the applicant has provided a signed Unilateral Undertaking to pay the required contribution and the agreement accompanies this



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application together with a cheque for the requisite fee of £200.00 for the checking of the agreement by the Council's solicitor.

It is therefore concluded that there has been no change in policy since the previous decision was made and no other material change in circumstances which would warrant a decision other than in accordance with the Development Plan.

It is therefore requested that this application is approved. However, should you require any further information then please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Dawn Appleton.

Dawn Appleton MRTP
Senior Planner

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