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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 14 May 2020 15:02

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: LU/107/20/PL - 15 Beach Road, Littlehampton

Please scan as additional info from agent

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Graham Nicolls [REDACTED]

Sent: 14 May 2020 14:44

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/107/20/PL - 15 Beach Road, Littlehampton

Dear Anita, it is fine to register the revised Planning Statement which, by the way, refers to ALL building regulations being met. I mentioned fire alarm and separation and means of escape which is all part of the comprehensive fire protection installation which will be required. Existing doors, walls and floors need to be inspected in detail in order to ascertain what work needs to be undertaken to raise them to meet the requirements. Similarly sound separation to walls and floors depends upon the existing construction which needs to be established before enhancement can be determined. Currently the property is tenanted but with a very short remaining lease, it will be some time,

especially under current social distancing and safe working rules, before the property can be vacated and opening up work undertaken.

Full details of all these matters will be prepared and submitted for Building Regulations consent either prior to commencement or by way of Building Notice in the usual way, after all it is not usual to address these technical matters prior to Planning consent.

With regard to the sketch suggesting bollards, as there is no guarantee that Arun District Council would consent to the proposed bollards or even a speed hump that I feel we must leave this out for now. In the event of this becoming a refusal matter we would need to then approach the estates department and see if a solution can be reached, however this situation exists on the site and under permitted change of use would have been acceptable.

Kind regards

Graham Nicolls

Graham Nicolls Ltd

Sent from [Mail](#) for Windows 10

From: [Anita Gardner](#)

Sent: 13 May 2020 14:49

To: [Graham Nicolls](#)

Subject: RE: LU/107/20/PL - 15 Beach Road, Littlehampton

Thanks Graham,

I will pass the revised planning statement through for substituting. Is there any comment on points 4 and 5 ? Is the plan extract to be treated as substitute too?

Regards

Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Graham Nicolls [REDACTED]

Sent: 13 May 2020 11:58

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: LU/107/20/PL - 15 Beach Road, Littlehampton

Dear Anita Gardner, thank you for your response to this application, I set out below my response to the items raised:

1. The letter 'W' on the plans indicates a wardrobe.
2. I attach a revised version of the Planning Statement with a new item 12 stating that of course all Building Regulations will be complied with and consent obtained. Details will form part of the future Building Regulations application.
3. The existing side access to the offices and the rear yard gate both open onto the vehicle access at the side of the property. The door is slightly relocated but the same situation is retained. Currently office staff numbers are approximately the same as will be the case when the new residential use is established. The door and gate both open inwards which is normal and does mean that egress is slowed down due to the action of opening them before stepping out. We could apply for

permission the place a bollard each side of the door but this may require Arun D C consent. [See attached sketch]

4. Kind regards Graham Nicolls
5. Graham Nicolls Ltd

Sent from [Mail](#) for Windows 10

From: [Anita Gardner](#)

Sent: 12 May 2020 18:55

To: [Graham Nicolls](#)

Subject: LU/107/20/PL - 15 Beach Road, Littlehampton

Dear Mr Nicolls,

I have received the following queries from the HMO officer in relation to the above application. Can you provide clarification please?

- 1) There are areas on the first and second floors where the letter "W" is written. What does this mean? Wall?
- 2) The applicant has proposed to site the entrance door to the internal communal staircase, located at ground floor level in the entrance road to Manor Car Park. The road itself is rather narrow and to have a residential doorway opening onto it would seem unsafe without a paved/guarded area to exit/enter onto to. My thoughts are that perhaps keeping the external stairs would be a safer option, but I appreciate Flat A wouldn't then have exclusive access to the roof terrace.
- 3) There is no mention of a fire alarm system and what fire-resisting separation there is between the commercial and domestic areas.
- 4) Internal doors are not annotated on the plans supplied for the flats.
- 5) Railings to the Flat A roof terrace have been proposed, but no detail of height and type have been provided.

Regards

Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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