

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Gareth Giles [REDACTED]
Sent: 20 July 2021 17:57
To: Andrew Wood <Andrew.Wood@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: Molly McLean [REDACTED] 'Jon Turner - Turner Associates' [REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Andrew,

Thank you for taking my call on Monday and for talking through your assessment to date.

Having discussed your feedback with the client and architect we feel that a BRE Sunlight and Daylight Survey should be secured in order to provide you with objective evidence of any impacts arising from the new development upon the two windows at Arun Court (the building to the north). We would also like to take this opportunity to clarify some facts which you may have overlooked on the drawings and in the Planning Statement. I have provided these under three headings below; we appreciate of course you may take a different view of this to us, but it is important to ensure you are basing your decisions on objective and sound evidence and I think this is the right juncture to have these discussions given we only heard from you for the first time this week. Whilst the applicant is more than willing to go to appeal if needed (with the additional daylight evidence in hand), I hope we can avoid that with some constructive dialogue on this application.

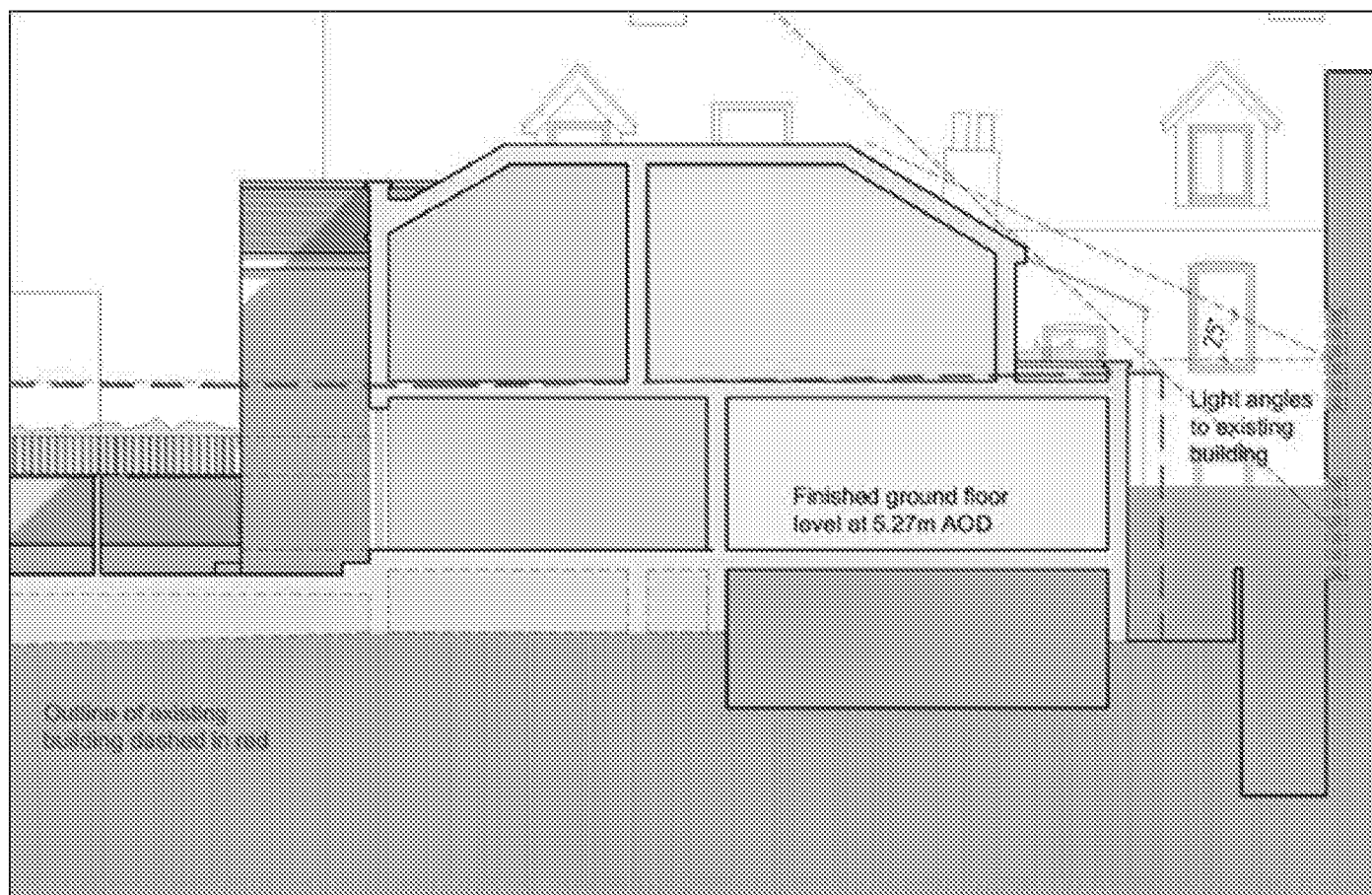
Sunlight / Daylight

I referred on the call to Section EE (below) which shows the 'existing light line' from the ground floor window of Arun Court, taking into account the existing building (red dotted line); the proposed building does not intersect that

line indicating the impacts of the new development will be neutral. The ground floor position of the new building is also further away from these windows resulting in a likely net improvement in light and outlook.

On the first floor windows of Arun Court, we have shown the 25 degree horizon angle which indicates that daylight guidance is complied with, and the proposal would provide sufficient outlook.

Clearly a Sunlight and Daylight Survey would provide BRE approved evidence to confirm these facts and we hope the council is willing to accept this evidence given the late stage feedback you provided to us on Monday (after the determination date).



Outlook

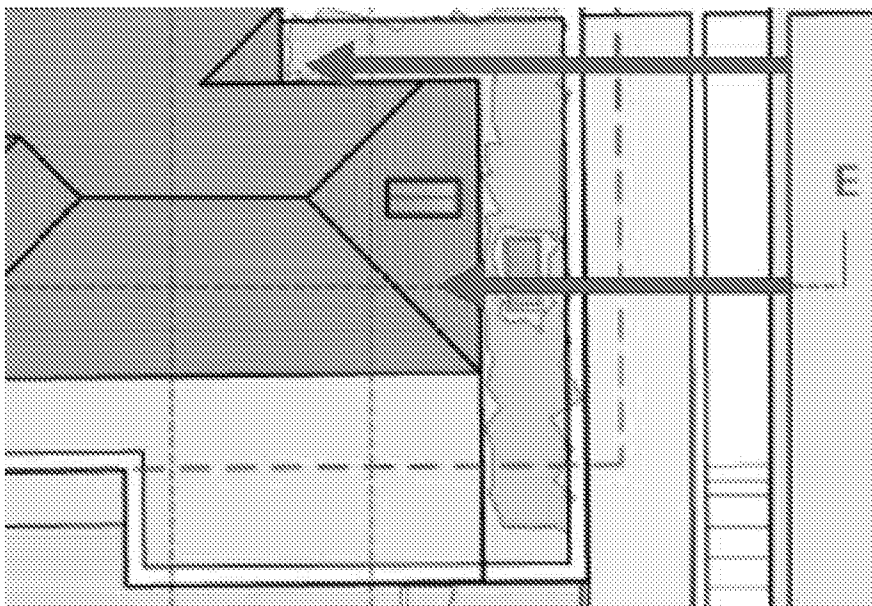
I didn't refer to the Roof Plan during our call (extract below) which is also important to consider in context. The Roof Plan clearly shows that the two storey pitched roof only covers a relatively narrow part of the new building with most of this area being flat roofed. The northwestern-most part is also 'cut away' being single-storey only (with a green roof, as shown below).

The extract below also shows two red arrows projecting from the two first floor windows at Arun Court. As you can see, the western window (top arrow) looks out at the cut-away part, meaning the closest two-storey wall directly in front is at 8m distance which is by no means enclosing, and perfectly normal outlook for a town centre location.

The eastern window (bottom arrow) does look out onto a nearer two-storey wall (c.5m), but the sloped roof level here is as low as possible, and is hipped away from the window. I also raised the query on Monday about what type of rooms these windows serve – there is no evidence to date that these are habitable rooms and/or whether there are any secondary windows or other light sources.

The new building will of course be clearly visible from these windows (although not obstruct them unacceptably) but a town centre location like this will always experience change and nearby development – especially on an underutilised brownfield site like this – and so the planning balance must be applied where the benefits of regeneration are not unreasonably restricted by simply being visible to neighbours.

You mentioned the 14m back-to-side distance outlined in the Arun Design Guide. This is noted but appears to be more relevant to new-build housing estates and not brownfield redevelopment sites such as this. This site is heavily constrained, contaminated, surrounding by other built form and is an awkward shape, and so a 14m gap from all windows facing into the site is basically impossible to maintain in this location. We have however designed a scheme that goes to great lengths to minimise neighbouring impacts, whilst recognising that redevelopment is both necessary and inevitable, and a pragmatic approach to the planning balance is of course needed where the benefits of five new homes, the removal of the unsightly existing building from the conservation area and the overall improvement in appearance clearly outweigh the limited harm to one or two windows.



Other amenity considerations

The other point to consider is the large garage building currently in situ which could be operated as an MOT testing centre or car repair or mechanics garage or indeed a number of other industrial uses – and so a quiet residential development would clearly be less harmful to neighbours in Arun Court in terms of noise, odour and general disturbance. This existing arrangement must be considered in the planning balance and as far as we can see the neighbours in Arun Court have not objected either.

We are commissioning the Sunlight & Daylight Report now and intend to submit this information as soon as possible. In the mean time I would be grateful if you could confirm receipt of this email and your willingness to hold your decision in abeyance until we can provide that further evidence.

I hope that we can work more positively on this application now following the absence of contact to date, and without having to resort to appeal.

Best wishes
Gareth

Gareth Giles FRTPi
Partner
Whaleback Planning & Design


www.whaleback.co.uk





From: Gareth Giles

Sent: 16 July 2021 18:11

To: Andrew Wood <Andrew.Wood@arun.gov.uk>; karl.roberts@arun.gov.uk

Cc: Molly McLean [REDACTED] 'Jon Turner - Turner Associates' [REDACTED]

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew & Karl,

I appreciate the response after no word for 9 weeks although this seems only to be because I escalated this to management today (Karl – thank you for prompting this response, much appreciated).

However, I am afraid this is a far from satisfactory response, to receive a single line telling us the application is being refused without explanation, after 9 weeks without any engagement – this is well below par for positive and proactive development management.

Could we please ask for a note (brief, if helpful) setting out what issues you have with the scheme, to enable us to respond and/or address them? I feel like this is the very least we can ask for given the situation we suddenly find ourselves in! I understand Arun have (recently) introduced a pre-app clause for amendments, although given this application was preceded by another that set out clear reasons for refusal (that we have overcome) it was felt that no pre-app was needed.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design

[REDACTED]
www.whaleback.co.uk



From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 16 July 2021 16:20

To: Gareth Giles [REDACTED]

Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

I do apologise for not responding. The application is being written up for refusal. I am hoping to have it complete for the end of next week. Would you mind agreeing to an EOT until 30th July to cover all eventualities.

Thank you,

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Gareth Giles [REDACTED]
Sent: 16 July 2021 11:33
To: Molly McLean [REDACTED] Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Andrew,

We now need an update on this rather urgently – we have had complete radio silence from you for now 9 weeks and the applicant is starting to get cross.

We would appreciate your view on the likely outcome at this stage, as well as an EOT request to pin down a determination date. Given that we are now beyond the 8-week date, I hope some cooperation will be agreeable to you.

Best wishes
Gareth

Gareth Giles FRTPI
Partner
Whaleback Planning & Design



www.whaleback.co.uk



From: Molly McLean [REDACTED]
Sent: 05 July 2021 10:46
To: andrew.wood@arun.gov.uk
Cc: Gareth Giles [REDACTED]
Subject: RE: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew,

Further to my email below, I note that today is the 8 week date. Would appreciate an update as soon as you are able to provide feedback please. We are also happy to agree an EOT if that is required.

I look forward to hearing from you.

Best wishes,

Molly McLean
Senior Planner
Whaleback



www.whaleback.co.uk



From: Molly McLean
Sent: 24 June 2021 10:25
To: andrew.wood@arun.gov.uk
Cc: Gareth Giles | Whaleback [REDACTED]
Subject: LU/151/21/PL 25 River Road Littlehampton BN17 5BZ

Dear Andrew,

I hope all is well. As we are approaching the target decision date for this application I wanted to check in with you about progress to date and to see if you have had a chance to review the application yet?

I note that Economic Development and Environmental Health have no objection to the application.

The Heritage Officer has concluded that the development would cause *less than substantial harm* to the Conservation Area. The Planning Statement addresses the impact on the CA and the heritage officer's comments are noted. The existing site is a derelict building that is something of a local eyesore that causes harm to the CA- the benefits of vastly improving the appearance of the site and providing additional housing balance in favour of the proposal in the overall planning balance.

As you will note, the site is very constrained physically and the flood zone means that the building must be a certain height- this is reflective of many recent developments in the River Road area. The architects have prepared a very carefully considered scheme in consultation with neighbours to ensure that their amenity is safeguarded, this is set out comprehensively in the planning statement.

Regards the transport comments- the parking spaces are laid out clearly on the proposed floor plans. If further information is required in that regard we can prepare that but would like to understand if there are any other issues that require discussion at this stage.

Thank you for your help and I look forward to hearing from you.

Molly McLean
Senior Associate Planner
Whaleback



www.whaleback.co.uk



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
