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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]

From: PETER SHAW [REDACTED]
Sent: 14 October 2021 11:48
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: Re: LU/214/21/PL - St Martins, 3 Irvine Rd - UPDATE ON PLANNING RECOMMENDATION

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Hi Amy

Please withdraw the application. Sorry for the last minute but I didn't open emails until just now due to site visits.

Regards,

Peter Shaw.

----- Original Message -----

From: "Amy Myer" <Amy.Myer@arun.gov.uk>

Cc: "Amy Myer" <Amy.Myer@arun.gov.uk>

Sent: Wednesday, 13 Oct, 21 At 19:25

Subject: LU/214/21/PL - St Martins, 3 Irvine Rd - UPDATE ON PLANNING RECOMMENDATION

Dear all,

I have now had chance to review the application in full and discuss with Managers at case review. Unfortunately we would be recommending refusal of the current application based on the following reasons, in summary:

- Impact on heritage – proposed extensions and new UPVC windows highly visible from Selbourne Rd, Conservation Officer commented extensions would appear out of character with simple form of existing garage and UPVC windows could not be supported in Conservation Area, concluded results in 'less than substantial' harm to Locally Listed Building and character and appearance of Conservation Area, contrary to Arun Local Plan policies HER SP1, HER DM2 and HER DM3. NPPF – no public benefits of the scheme which would outweigh the 'less than substantial harm' to heritage. Forms reason for refusal.
- Design – extensions, whilst visually subservient in scale to the garage building, would not sympathetically relate to nor visually integrate well with the existing garage building. Fails to comply with ALP policy D DM4 (a) and the ADC Design SPD (2021). Forms reason for refusal.

The principle of a residential annexe (and conditioned not to be a separate new residential unit) here within the Built Up Area Boundary would be acceptable, including in highways and flood risk terms (subject to condition), and subject to a revised design/form/materials there may be scope to extend this building sensitively. If you wanted more guidance on this you could always submit a pre-application – details of this service are on our website.

We will need to issue the decision on the current planning application tomorrow as it expires today, so please can you confirm by return of email to me by 12 noon tomorrow (Thursday 14th Oct) if you wish to withdraw the current application or not? If I do not hear from you by then we will proceed to issue the refusal decision.

Kind regards,

Amy

Amy Myer
BA Hons, MSc, MRTPI

Senior Planning Officer
Directorate of Place



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