



Mr R Leal
Planning Services
Arun District Council
Council Offices
Maltravers Road
Littlehampton BN17 5LF

Our Ref
Your Ref
Date

PP - 04388722
30 July 2015

Dear Mr Leal,

**PROPOSED RESIDENTIAL DEVELOPMENT AT THE POPLARS, LITTLEHAMPTON
ONE PAIR OF SEMI-DETACHED HOUSES AND GARAGES, AND RELOCATED GARAGE FOR
PLOT 4 APPROVED UNDER PREVIOUS PLANNING PERMISSIONS**

On behalf of my clients, Hargreaves Residential Developments Ltd, I have submitted an application for planning permission for the development of a pair of semi-detached houses at this site. The application, and all the supporting documents and plans, has been uploaded via the Planning Portal. The application fee of £770 has also been paid online.

This application follows your Council's refusal of application LU/106/15/PL, which sought an amendment to the previously approved development at the site, to enable the re-orientation of plots 5 and 6.

Planning permission was granted by your Council for the development of 6 dwellings on the wider site at The Poplars, under reference LU/203/13. The current application site is wholly contained within the site of the previous permission. Condition 3 of that permission listed the approved plans. Amongst those was drawing No 023 100 B, the Site Layout Plan.

Subsequently, following a S73 application, planning permission was granted under reference LU/125/14/PL for the same development as previously approved, but with an amended list of approved drawings specified in condition 3. The effect of that permission was to alter the location of a pair of garages forming part of the development. The Site Layout drawing in respect of that approved development is 023 100 C.

The development permitted by permission LU/125/14/PL has been commenced. In particular, the footings of Plots 1 to 4 have been excavated and foundations laid. During construction work, it became clear that the location of sewer and water supply pipes passing through the site differed from the alignment previously assumed. As a result, it is necessary for the siting of the houses at Plots 5 and 6 to be revised to reflect the actual alignment of the pipes, so as not to interfere with the underground services.

The scope and content of the development proposed in the application submitted under reference LU/106/15/PL was the same as that previously approved, with the substantive change being to alter the alignment of the pair of houses at Plots 5 and 6 by rotating these about 80 degrees in an anticlockwise direction (together with a minor repositioning of the garage to the approved Plot 4 house).

As you know, in refusing application LU/106/15/PL, no criticism of the scheme was made by the Council in any way which relates to Plots 5 and 6. An appeal has been lodged against that refusal, and will be decided in the normal way. In the meantime, this application (which is confined to the orientation of Plots 5 and 6 and a minor repositioning of the Plot 4 garage), is submitted in order to minimise the delay in progressing the residential development at the site

The application site, shown edged red on the application drawings, encompasses Plots 5 and 6 and the site of the garage to Plot 4. The remainder of the development, including the terrace of 4 dwellings comprising Plots 1 to 4, and all the elements to the south of the red line defined application site, is explicitly permitted by the planning permission granted under reference LU/125/14/PL, implementation of which has begun.

The application drawings which accompany this application show, for clarity and where relevant, the development approved by that previous permission. Those parts of the previously approved development which lie outside the current application site are shown lighter on the accompanying drawings. The development for which permission is sought in this application is solely that within the red line application site.

As this application does not involve any aspect of the development which was criticised in the reason for refusal of application LU/106/15/PL (ie Plots 1 to 3), and in view of the fact that the report on that application confirmed that in all other respects the development was satisfactory, I have no doubt that you will wish to proceed swiftly to grant the planning permission now applied for in respect of Plots 5 and 6 and the minor re-siting of the garage to Plot 4.

For convenience, the attached Schedule lists the application drawings which accompany and form part of this application.

I look forward to hearing from you as soon as possible in connection with this application.

Yours sincerely,



Rob Huntley

SCHEDULE OF APPLICATION DRAWINGS

DRAWING TITLE	DRAWING REFERENCE	COMMENT
Location Plan	023 001 LO1 C	
Site Layout Plan	023 001 100 F	
Ground and First Floor Plans Plots 1-4	023 001 200 E	Showing re-sited garage to plot 4 House plans of Plots 1 to 4 shown for context only
Second Floor and Roof Plans Plots 1-4	023 001 201 E	Showing re-sited garage to plot 4 House plans of Plots 1 to 4 shown for context only
Ground and First Floor Plans Plots 5 and 6	023 001 202 E	
Second Floor and Roof Plans Plots 5 and 6	023 001 203 D	
Front and Rear Elevations Plots 1 - 4	023 001 300 D	Showing re-sited garage to plot 4 House Elevations Plots 1 to 4 shown for context only
End Elevation Plot 4	023 001 301 D	Showing re-sited garage to plot 4
Elevations Plots 5 and 6	023 001 302 D	