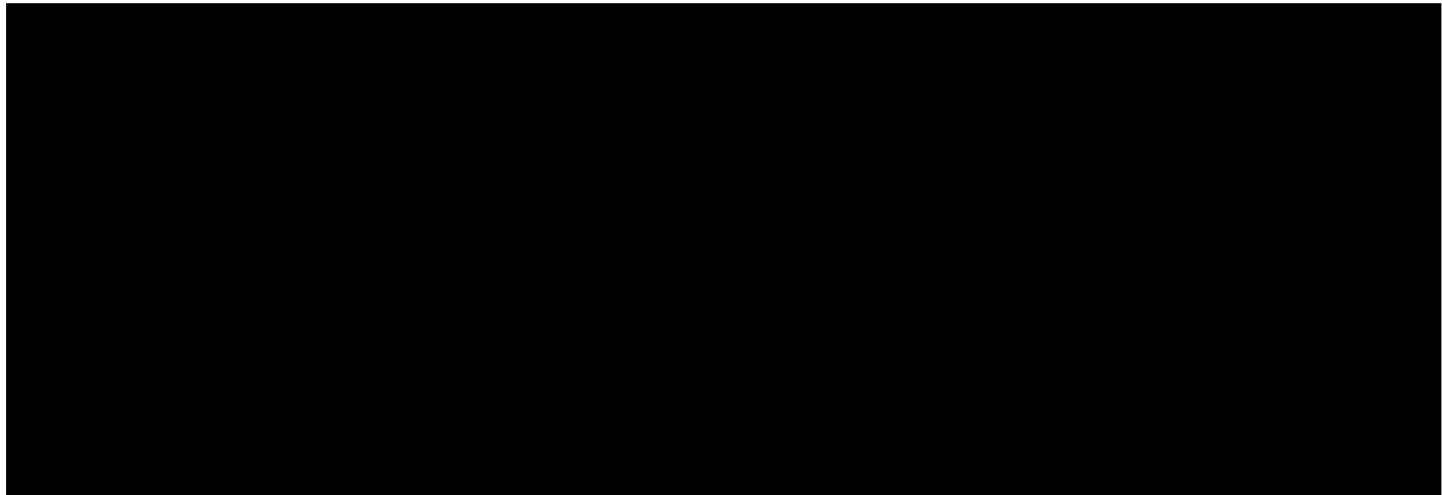




From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 09 October 2020 18:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/247/20/PL - 57 River Road, Littlehampton

Please add these plans and e-mail to the application

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Carl Gulland [REDACTED]
Sent: 09 October 2020 18:31
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED] Geoffrey Murray [REDACTED]
Subject: Re: LU/247/20/PL - 57 River Road, Littlehampton

Dear Anita

Please find attached the north west and south east elevations - apologies that these weren't included in the original application pack - an oversight on my part!

A couple of notes on these:

1908-P-305 North West Elevation - we have seen the correspondence from the owner of the adjacent property at 47 River Road and the concern that the view along the river is partially reduced by the massing of the proposal. It's worth noting that:

- the other dwellings at 47 River Road have privacy screens between terraces which also limit views along the river
- the proposed flank wall is not full height and will not cut out a significant amount of light to the terrace given the south westerly orientation
- while we appreciate that the owner is objecting to the loss of view we understand that this is not in itself a planning consideration

1908-P-304 South East Elevation:

- There are secondary windows (bathroom and kitchen) in this elevation which we are proposing to be obscured glazing to maintain privacy to 49 River Road.
- Similarly we are proposing an obscured glass side panel to the balustrade of the top floor balcony on the river side recognising the position of the first floor terrace and rooflights of 49 River Road.

We have seen the correspondence from the owner of 49 River Road and feel these appropriately address his main concerns regarding overlooking and privacy. His other concerns are understandable and mainly ones that we would seek to agree and address during construction (eg. rubber kerbs in parking bays to prevent cars impacting his terrace wall). The issues regarding **access to the floating pontoon** do need clarification:

- The cover sketch for the Design and Access Statement DAS shows a ramp rather than a ladder (also shown in the document at 3.3 Retaining Connection with the River) - these were drawn at a development stage of the project and do not reflect the final proposal which is for a ladder. The plan shown in section 3.4 Stepped Massing also shows a ramp - again this is a plan illustrating the change of the top floor footprint to improve the massing - the ramp is a legacy from this earlier stage of the scheme development. These are the only places where a ramp is shown in the application documents.
- The submitted plans and elevations all show a ladder as the means of access from the car park to the pontoon - this is correct and we understand is acceptable to the owner of 49 River Road

If you are happy to accept that the submitted drawings as representative of the proposals that would be helpful - we can if need be resubmit the Design and Access Statement with ladders illustrated if needed but would prefer not to unless necessary.

On a final point with regard to the pontoon. The owner of 49 River Road has suggested that **shortening the pontoon** would reduce the risk of trespassers having a passage along to other pontoons. This hadn't occurred to us as being a significant issue as there is only secure private access to all the pontoons along this stretch of river but we are happy to reduce the length of the pontoon by 1.2m/4ft to accommodate this concern.

I hope the attached drawings and commentary above are helpful. If you feel that we are not adequately addressing any of the concerns raised we are very happy to discuss/consider options that would be deemed acceptable.

Kind regards

Carl Gulland



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On 7 Oct 2020, at 18:36, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Gulland,

I refer to the above application and would appreciate receipt/clarification of the following:

- A south eastern elevation plan.
- A north elevation plan.
- Clarification - Some drawings show river access from a ladder some distance away from the riverside patio and 1st floor balcony of 49, others show a ramp starting at the boundary of 49. Please confirm which is correct and submit amended drawings accordingly.

I would appreciate receipt within the next 7 days.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,
Directorate of Place

<image002.jpg>

T: 01903 737529

E: anita.gardner@arun.gov.uk

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<image004.jpg><image006.jpg><image008.jpg><image009.png>

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