

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 December 2021 08:21
To: Planning Scanning
Subject: FW: Pre Commencement Condition Letter - 12 Cornwall Rd - COMMITTEE REPORT

LU/315/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Amy Myer [REDACTED]
Sent: 20 December 2021 19:59
To: Jo Funnell [REDACTED]
Cc: Planning.Responses [REDACTED]
Subject: RE: Pre Commencement Condition Letter - 12 Cornwall Rd - COMMITTEE REPORT

Jo,

That is an automated system email, sent out in error.

No pre-com conditions are proposed, only 'prior to occupation' ones as follows FYI –

Prior to first occupation of the development hereby permitted, the provision of 1 x 240l capacity for refuse and 1 x 240l capacity for recycling waste storage shall be made for each HMO bedroom. This waste storage provision shall be enclosed within a dustbin storage enclosure, the details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation. The waste storage provision and dustbin enclosure shall be retained for this purpose only thereafter.

Reason: To ensure adequate waste storage provision for future occupants of the HMO and to protect local residential amenity from rubbish nuisance, in accordance with policies H SP4 and WM DM1 of the Arun Local Plan.

Prior to first occupation of the development hereby permitted, the 5 on-site car parking spaces shall be constructed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate vehicle parking provision on site for future occupants of the HMO and to protect the local area from excessive on-street parking demand, in accordance with policies H SP4, T SP1

and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).

Prior to first occupation of the development hereby permitted, the 8 on-site covered and secure cycle parking spaces shall be installed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate cycle parking provision on site for future occupants of the HMO and to provide alternative sustainable travel options to the use of the car, in accordance with policies T SP1 and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).

Prior to first occupation of the development hereby permitted, the required electric vehicle charging spaces (100% of all vehicle parking spaces) must be provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These spaces and charging facilities shall thereafter be retained and maintained in good working order at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including the National Planning Policy Framework, and policies T SP1 and T DM1 of the Arun Local Plan, and to improve air quality in accordance with policy QE DM3 of the Arun Local Plan.

There is also this one as I mentioned –

The HMO bedrooms shall not at any time include both an en-suite washing facility and a kitchen facility and shall not at any time be fully enclosed to form self-contained residential units. The layout shall accord with the plans approved under this application and shall be retained strictly as such thereafter.

Reason: To ensure that no part of the property becomes self-contained thus failing to comply with internal and external space and amenity standards for self-contained residential dwellings. To ensure compliance with policy H SP4 and D DM2 of the Arun Local Plan.

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



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From: Jo Funnell (Funnell Design)

Sent: 20 December 2021 10:31

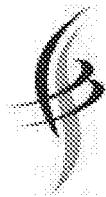
To: Amy Myer [REDACTED]
Cc: Planning.Responses [REDACTED]
Subject: RE: Pre Commencement Condition Letter

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Amy, we received the attached letter on the 7th December. In this letter it refers to pre-commencement conditions but none are actually noted so we are unable to reply. Can you confirm what these pre-commencement conditions are so that we may take a view please?

Regards

Mr Jo Funnell – Director



FUNNELL DESIGN PARTNERSHIP

BizSpace Littlehampton, Courtwick Lane, Littlehampton, West Sussex, BN17 7TL

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From: [REDACTED]
Sent: 07 December 2021 15:49
To: Jo Funnell (Funnell Design) [REDACTED]
Subject: Pre Commencement Condition Letter

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DX 57406 Littlehampton

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