

Karen Parsons

From: Anita Gardner
Sent: 28 January 2019 14:47
To: Karen Parsons
Subject: FW: LU/328/18/PL 90/91South Terrace, Littlehampton
Attachments: 955_DESIGN AND ACCESS STATEMENT REV A.PDF; 955_90ST_P05.pdf

Please can this EOT be recorded

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Edmund T. Green [REDACTED]
Sent: 28 January 2019 12:59
To: Anita Gardner
Cc: Djilali cheddidi; Djilali Cheddidi; Nick Grimmett
Subject: RE: LU/328/18/PL 90/91South Terrace, Littlehampton

Hi Anita,

Thank you for your email.

As mentioned previously, would you mind clicking 'reply-all' when responding to my emails so that all intended recipients receive a copy of the correspondence. Many thanks in advance.

I'm afraid the Conservation officer is slightly miss-reading the drawings as the plans show the French doors and balcony being removed, as does the south elevation. Regardless, I have now amended the drawings pack and the DAS to reflect the re-instatement of these features. Please note that due to the increased FFL of the upper ground floor, the balcony is now positioned higher in the elevation. I have also included a note relating to the proposed roof lights being of a conservation style - see attached.

In answer to your comment in your email last Friday regarding the Gross Internal floor Area of each flat (apologies for not addressing this in my reply on Friday), you will see that the individual room sizes and the GIA of each flat are already shown on the proposed plans. The GIA is shown outside each flat's respective front door - please don't hesitate to let me know if you are unable to spot it.

Would it be feasible for me to speak to a member of the Local Town Council to better understand their concerns regarding the South Elevation? If changes could be made to the fenestrations that would appease the local council's concerns and would be supported by yourself then I'm sure the applicant would be happy to oblige.

I see that no consultation between Arun District Council and the highways team at West Sussex County council has been uploaded to the planning portal. Has consultation of this nature been carried out? If so, would existence of this eliminate the relevance of the local town councils concerns regarding on-site parking?

I'm afraid I don't understand how a Local Town Council can object to an application based on a statement that contradicts their own highways officer. Please could you offer some clarity on this situation? Please feel free to give me a call if more convenient.

We agree to the EOT until 08/03/2019.

Kind Regards

Edmund Thomas Green
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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 28 January 2019 10:15
To: Edmund T. Green [REDACTED]
Subject: RE: LU/328/18/PL 90/91 South Terrace, Littlehampton

Hi Edmund,

The Town Council comments are as follows:

"The Committee object to the proposals on the following grounds. The design of the southern elevation was considered to be out of character in terms of its appearance compared with the surrounding area. Observing that the number of flats had increased from 6 to 8, the number of parking spaces proposed remained at 4 and the application was therefore considered to lack sufficient on-site parking provision"

The Conservation officer's comments are as follows :

"I note that reference is made to the removal of the upper ground floor south facing balcony and French windows within the Design and Access Statement. However, they still appear on the plans and it is not clear which approach is correct. I am of the opinion that the balcony and French windows should remain as part of the scheme, and would enhance the elevation".

The Conservation Officer is currently out of the office and will not be returning for another week so I cannot clarify his comments further at this stage. I suggest that the DAS is amended to accord with the plans and that the roof light is noted as conservation style with no additional glazing bars added at this stage. The precise design of the roof light could be conditioned if necessary. I will discuss your response with the Conservation Officer upon his return and will advise you at that stage if any further changes to the application are required.

If after re-advertising the application the Town Council withdraw their objection the application could be determined under delegated powers, but as matters currently stand the requested EOT is necessary and I would appreciate your confirmation by return.

Regards

Anita Gardner