

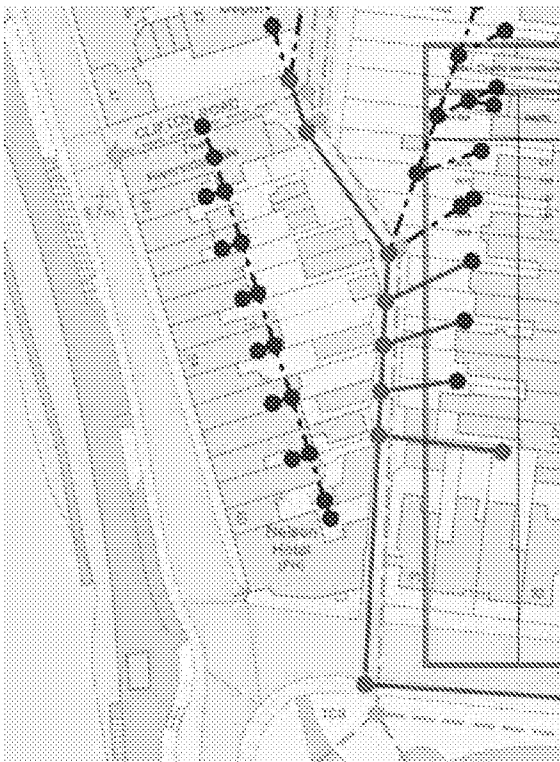
From: Roger Spencer
Sent: 03 January 2018 17:00
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: LU/367/17/PL

I have a number of comments on this Application.

Drainage – the Planning Statement states that the existing building is connected to mains drainage and this will remain; it also says that surface water drainage will be as existing for the remainder of the site. It would seem from the public sewer map that a foul line runs under the property and then a combined and a surface line both flow in the access road to the rear.

I would like to see more detail of the drainage layout, as I suspect that the roof drainage is currently going into the foul. If it can be shown that the roof water is going into the surface line then I have no issues; but if not then I would like to see some betterment and have the roof/surface water removed from the foul.

It should be noted that I have some issues with the public sewer map but that does not detract from the above comment.



Flood Risk – the site is currently within FZ2 & FZ3 but there is no FRA other than a copy of the EA's guidance sheet.

Whilst the site is within the flood-zones, the river (the predominant risk factor) has recently benefitted from a multi-million pound improvement scheme. Unfortunately, a flood risk today still exists, due to a very short section of

riverbank upstream that has not been improved to the necessary condition. That section is some distance away from this site but due to the interconnected nature of the flood cell, there is a risk to the site. That said, by the time this development would proceed, the Environment Agency would most likely have resolved this issue (works are currently underway). It may be prudent to limit the start/occupation of the works until after the EA's current works are completed and the whole (EA) scheme formally 'signed off'.

Fenestration – the front ground floor window would seem to have a folding window arrangement that provides for a serving hatch onto the public highway. I have a concern that one or more of the panes would project, when opening or when open, over the public highway and thus be a risk to members of the public going past the site. The window needs to wholly open inwards.

Regards,

Roger Spencer MICE | Engineering Services Manager, 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: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 03 January 2018 15:03

To: Roger Spencer

Subject: Please find attached amendment on planning application Ref: LU/367/17/PL

To: Engineering Services Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: LU/367/17/PL

Registered: 03-NOV-17
Site Address: 51 Pier Road Littlehampton BN17 5LP

Grid Reference:

Category: Plan Applicat'n

Description of Works: Change of use of first floor flat (C3 Dwelling House) to restaurant (A3 Food & Drink) & ground floor rear extension and alterations to front elevation.

I am able to inform you that I have received an amendment to the above application dated 2nd January 2018 relating to:- Substitute Proposed Front Elevation

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 1st February 2018.

Please be aware that any comments you may make will be available on our website so

please do not insert personal details or signatures on your reply.

[Click here to make further comments](#)

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number Direct Dial: 01903 737529.

Thanking you in anticipation

Planning Case Officer

pmac21_email
