

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 21 April 2021 14:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Development adjacent to Toddington Lane Farm Cottages

Please add this e-mail and the attached comparison plan 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: Peter Young [REDACTED]
Sent: 21 April 2021 13:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: Development adjacent to Toddington Lane Farm Cottages

Anita,

Further to our exchange this morning, I write to provide you with some further comments and an additional plan in respect of LU/58/21/PL.

As discussed, it is the applicant's view that the garden's provided within the development are acceptable and commensurate to the scale of development. Given the LPA's pressing need for new dwellings in sustainable locations, it is the applicant's strong contention that any slight conflict with what is only Supplementary Guidance, is notably outweighed by the sustainable benefit of new housing. I'd note that there have been no objections to the proposal from any local residents nor statutory consultees.

In terms of the 10.5m garden depth standard being required for residential amenity, it my understanding that this was primarily required to ensure adequate back-to-back distances between houses and maintain acceptable privacy levels. In our view there should be some reasonable tolerances shown where there are no residential properties behind the proposal.

To assist with your considerations we attach an additional plan of the 10-house scheme to the north, which was permitted on appeal. All but two of the units here comply with the 10.5m garden depth requirements, but the gardens are all back-to-back. When actual garden size is considered, the scheme is comparable with the proposed development. The proposed unit on Plot 1 has more amenity space than any of the approved units and Plot 2 has reasonably comparative garden space.

For context.

Proposed:

- Plot 1 – 3 bedrooms, 115 sq.m garden area. Whilst the garden behind the house is only 6m deep, it runs to the side of the property and is 14m deep here;
- Plot 2 – 3 bedrooms, 71 sq.m garden area. Garden depth is 7.8m.

Approved Development:

- Plot 1 – 2 bedrooms with study, 74 sq.m garden area. Garden depth 11.49m;
- Plot 2 - 2 bedrooms with study, 56 sq.m garden area. Garden depth 11.49m;
- Plot 3 – 3 bedrooms, 65 sq.m garden area. Garden depth 11.49m;
- Plot 4 – 2 bed flat, 49.6 sq.m garden area. Garden depth 9.2m;
- Plot 5 – 2 bed flat, no garden;
- Plot 6 – 3 bedrooms, 78 sq.m garden area. Garden depth 9.8m;
- Plot 7 – 4 bedrooms, 86.6 sq.m garden area. Garden depth 13.35m;
- Plot 8 – 4 bedrooms, 82 sq.m garden area, Garden depth 13.35m;
- Plot 9 – 4 bedrooms, 77.6 sq.m garden area. Garden depth 12.7m; and
- Plot 10 – 4 bedrooms, 91 sq.m garden area. Garden depth 12.7m.

What this shows is that the proposed dwelling on Plot 1 unit has a larger garden than all the dwellings approved on appeal, including all the 4 bed units. It also confirms that Plot 2 has a larger garden than the 3-bed unit approved on Plot 3 and is only a few sq.m smaller than the 3-bed unit on Plot 6 and the 4-bed unit on Plot 9. In our view these are reasonably comparable.

I would appreciate if could discuss this with your team leader. I would be grateful if you could consider this in light of NPPF Paragraph 11d and whether the issue of garden depth is sufficient to “*significantly and demonstrably*” outweigh the sustainable benefit of two modestly sized dwellings given the long running undersupply of new homes in the district – and in light of the information provided in respect of garden sizes on the adjacent development.

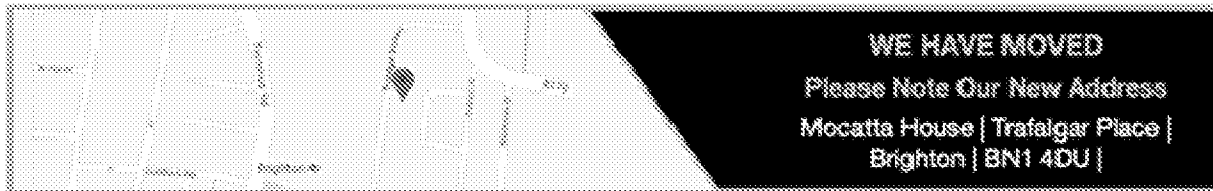
Any questions or queries, please let me know.

Regards

Peter Young
BSc (Hons) MA MRTPI
Associate Director

dowsettmayhew Planning Partnership
Mocatta House | Trafalgar Place | Brighton | BN1 4DU

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Date: Wednesday, 21 April 2021 at 10:33
To: Peter Young [REDACTED]
Subject: RE: Development adjacent to Toddington Lane Farm Cottages

Peter,
It isn't only the size, it also the depth. They fall way short of the 10.5m referred to in the Design Guide in respect of residential amenity.
I can add the e-mail you have sent, to the application, to clarify the garden sizes on the adjacent development, but I'm not sure that is necessary to provide a plan. I leave it to you. If you think it helps your case then could you let me have it by the end of today?
Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Peter Young [REDACTED]
Sent: 21 April 2021 10:27
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Development adjacent to Toddington Lane Farm Cottages

Anita,

Please see the e-mail below from the architects. This confirms the garden sizes for the approved scheme and then notes them for the current scheme. Would it be helpful if this was formulated on plan for your / your managers considerations?

Regards

Peter Young
BSc (Hons) MA MRTPI
Associate Director

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From: Euan Clark - Folkes Architects [REDACTED]
Date: Wednesday, 21 April 2021 at 10:22
To: Peter Young [REDACTED]
Subject: Re: Development adjacent to Toddington Lane Farm Cottages

Good morning Peter,

Re: Development adjacent to Toddington Lane Farm Cottages

We have double checked the rear garden amenity spaces for the previously submitted scheme to the site north of our application site and can confirm the following: (noting that Folkes Architects undertook the Detailed Design and Discharge of Conditions for the site)

P1 – 65 m²
P2 - 56 m²
P3 - 74 m²
P4 – 49.6 m²
P5 – no amenity as first floor flat
P6 - 78 m²
P7 – 86.6 m²
P8 - 82 m²
P9 – 77.6 m²
P10 - 91 m²

These private amenity areas are comparable to those proposed within the current application, which are stated as 71 m² and 115 m² respectively.

Kind Regards

Euan Clark BA(Hons) BArch MA RIBA
Associate Architect

The Old Forge, 6 Church Street, Storrington, West Sussex, RH20 4LA

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