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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Bryan Butcher [REDACTED]
Sent: 15 September 2021 17:35
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: Re: M/105/21/HH - 3 Silver Birch - Pre commencement planning condition

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Yes I understand the Condition.
Yes the conservatory materials are to match the existing

Sent from my iPhone

On 15 Sep 2021, at 16:44, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear Bryan

Further to this application, I have written it up with a recommendation of approval.

It is now with my Manager for sign off, with decision due 24/9.

To make you aware, due to it being in the Lidsey Catchment and in accordance with our Drainage Engineers comments, we will be attaching a pre-commencement planning condition as follows:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Please email me this week to confirm agreement so we can issue the decision next week.

Can you also please confirm by email that the proposed materials for the rear conservatory are brick plinth base to match existing house? Plus presumably white UPVC framing and glazing? (you marked materials for front extension but not for rear).

Kind regards
Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place
<image002.jpg>
T: 01903 737776
E: Amy.Myer@arun.gov.uk

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