

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Sent:** 07 January 2021 14:28  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: M/75/20/PL - 13 Elm Drive

Please scan as EOT agreement

**Anita Gardner**  
Principal Planning Officer,  
Directorate of Place

**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)



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**Sent:** 07 January 2021 12:49  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** FW: M/75/20/PL - 13 Elm Drive

Hi Anita,

Thanks for your email. We agree to an extension of time until 12-02-2021. In the mean time I will chase the EA flood data, which will be need to be included in the FRA.

Kind Regards

Alastair

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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 07 January 2021 12:22

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Alastair,

I will need to agree an EOT with you to allow for receipt of the comments of the EA to the submitted FRA.

Can you agree to an additional month until 12-02-2021 to allow for receipt and processing?

Regards

Anita

**Anita Gardner**

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**Sent:** 06 January 2021 09:08

**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Anita

Happy New Year.

I just wanted to check the determination date for 13 Elm Drive is still set for 12<sup>th</sup> January?

Kind Regards

Alastair

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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 18 December 2020 10:26

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Thanks Alastair. I acknowledge receipt and will arrange for the plans to be substituted.

**Anita Gardner**

Principal Planning Officer,  
Directorate of Place



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**Sent:** 18 December 2020 09:18

**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Dear Anita,

Thanks for your email. That is good news! Please find attached revised drawing 2.01A and 2.02A and the Flood risk assessment (subject to receiving the EA data). The gross internal floor area of the proposed dwelling is 245m2.

I trust you now have all the information you need to validate the application.

Kind Regards,

Alastair

**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 17 December 2020 16:10

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Alastair,

I have checked to see whether the forward shifting of the proposed dwelling will require re-advertising and I can advise that it won't. As discussed I await receipt of the preliminary FRA and the revised plans. Can you also advise of the gross internal floor area of the dwelling?

Regards

Anita

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**Sent:** 17 December 2020 15:12

**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Anita,

Further to your email we have look at the position of the proposed dwelling in relation to no.11 Elm drive. Please find attached a revised site plan which shows the proposed dwelling brought forward in order to sit outside the 45 degree line shown on the drawing. Please can you let me know if this would be acceptable? Please note the revised position still sits withing the existing building line along the street.

In regards the FRA , the report has been completed but they are waiting on the data from the Environment Agency. We could submit the report as it is subject to the EA data being received?

Kind Regards

Alastair

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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 17 December 2020 13:15

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Dear Alastair,

I have had the opportunity to look at your submitted application whilst awaiting the submission of the FRA and I am concerned about the height of the proposed dwelling in relation to the southern boundary. The proposal represents a significant increase in height and site coverage which is not an issue in principle, but it results in an adverse impact in the south eastern 2 storey corner of the proposal. This is too close to the adjacent dwelling no 11 and given the orientation of both dwellings would not accord with the 45 degree rule and would be overbearing to the dwelling and garden area and adversely impact the outlook from the neighbouring property.

If the FRA is on track for submission tomorrow I would suggest that you consider amending the proposal by reducing the development in the south east corner to provide a better relationship with the adjoining dwelling so that these changes can be provided whilst the Environment Agency are consulted. If the FRA is not likely to be ready by the end of this week I would suggest that the application is withdrawn and re-submitted in the new year with amended plans reducing the footprint and an FRA.

Regards

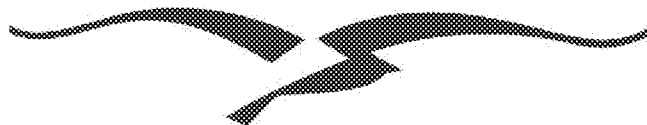
Anita Gardner

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**Sent:** 14 December 2020 14:47

**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Anita,

We are still awaiting the FRA. I am hoping we will get it to you by the end of the week. What is the latest date before we seek a further EOT?

Kind Regards,

Alastair

---

**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 14 December 2020 14:12

**Subject:** FW: M/75/20/PL - 13 Elm Drive

Hi Alastair,

I am still awaiting receipt of the FRA. Can you confirm when it will be submitted please?

Thanks

Anita Gardner

**Anita Gardner**  
Principal Planning Officer,  
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**T:** 01903 737529

**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Anita Gardner

**Sent:** 20 November 2020 11:40

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Alastair,

That will be an acceptable timeframe for receipt of the FRA, but we will need to agree a longer EOT to allow for consultation and response from the EA which is likely to take an additional 3 weeks. Therefore taking into account the Christmas break as well can you agree an EOT until 12-01-2021?

Regards

Anita

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**Sent:** 20 November 2020 11:14

**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Subject:** RE: M/75/20/PL - 13 Elm Drive

Hi Anita,

We have instructed a flood risk assessment to be carried out. They have informed us that they will take 10 working day to do this. Please can we therefore agree an extension of time until the 8<sup>th</sup> December In order to get this to you?

Kind Regards

Alastair

---

**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 19 November 2020 09:02

**Subject:** M/75/20/PL - 13 Elm Drive

Dear Mr Paxton,

I note that there is no Flood Risk Assessment submitted with the application and the site lies in Flood Zone 3. Please can you let me know a reasonable timeframe for receipt. I apologise that this has not been picked up until now and will probably need to agree to an extension of time to allow for receipt and consultation with the EA. The alternative, if it likely to take more than 3 weeks, is to withdraw the application and resubmit with an FRA at a later date.

Regards

Anita Gardner

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