

Simon Davis

From: Julian Evans <[REDACTED]>
Sent: 13 September 2021 12:22
To: Simon Davis
Cc: Anita Gardner
Subject: RE: P/111/21/RES - Sefter Road - Planning progress

Categories: For future upload

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Hello Simon,

Thank you for the swift reply below.

This was very useful to receive the clarification and in this regard, please find attached revised drawing nos P003C and P004C, which have been updated to accommodate the required parking spaces. In summary, the concept remains as before but with the 4no semi detached homes having their additional spaces placed opposite, with the refuse store relocated/mirrored accordingly.

We trust this can now be reconsidered by yourselves and WSCC Highways.

Should there be any further queries, please feel free to contact me.

Regards, Julian

Julian Evans (Director)
Alcove Architecture Ltd Registered in England, company number 8543375

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 September 2021 13:51
To: Julian Evans <[REDACTED]>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: P/111/21/RES - Sefter Road - Planning progress

Dear Julian,

Anita is not currently in the office. This case was reallocated to her as I have taken some more urgent cases off her. When she is back, I will appraise her of progress on the application thus far. However, in the meantime I can assist.

I have calculated the parking requirements per the APS as 3 per dwelling (18) plus 1 visitor so 19. On that basis, you are short by 4 spaces. Given the site location (limited accessibility by means other than the car), it is felt that parking should meet the requirements. I'll leave this with you to consider.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Julian Evans <[REDACTED]>
Sent: 10 September 2021 11:57
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/111/21/RES - Sefter Road - Planning progress

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Good morning Mrs Gardner,

We note on the planning website that your name has now replaced Simon Davis, so presume you have taken over this application where we are agents?

We also note on the website that WSCC Highways are requesting additional visitor spaces which appear beyond the number identified on the original Outline Approval and possibly beyond the number that could be calculated using Arun Parking Standards (APS) Jan 20 or WSCC Parking Standards Sep 20. To clarify, each dwelling has 6 habitable rooms which equates to 15no total using APS as designed (over the 13no required by WSCC). However, if using the 4 bed definition, this equates to 22no total using APS or 17no total using WSCC.

Given the recent pandemic it is clear that working from home is a desirable in homes and for this reason a small 4th 'bedroom' has been identified within each dwelling which could well become a home office. Therefore, definition is key to resolution of parking demand. If additional spaces are required, we believe some could be included within the area to the north of the site, whilst maintaining the overall feel of this communal shared zone. However, before making any necessary amendments we would welcome your clarification of requirements.

Please note that I will be on leave from 18th September for one week, which coincides/conflicts with the anticipated decision date so welcome any discussions in the interim.

Regards, Julian

Julian Evans (Director)
Alcove Architecture Ltd Registered in England, company number 8543375

