

From: Simon Davis

Sent: 23 September 2021 12:06

To: Julian Evans

Subject: RE: P/111/21/RES - Sefter Road - Planning progress

Dear Julian,

This application was reallocated back to me on Tuesday and I was not aware of this until today. I'm afraid that we won't be able to determine it today and as I have several overdue reports that have been reallocated to me in recent times plus a Committee deadline next week, I won't be able to work on the report for another 3 weeks.

However, having looked again at the application/my previous notes, it is my intention to refuse the application on the basis of overdevelopment and harm to character.

I acknowledge that we have given outline consent for 4 semi-detached 3-bedroom houses and 2 detached 4-bedroom houses and so we have to allow this number of houses and mix/no of beds. However, I have concerns with the closeness of the houses to each other, their size (floor areas are well in excess of minimum space standards), the height (inc roof level accommodation) and materials (weatherboarding not considered appropriate to the local context). Also not all gardens (plots 1 & 2) meet the 10.5m depth requirement as per the Arun Design Guide and garden depths across the layout appear to extend beyond/into the fenced easement to the stream.

I acknowledge the proposed residential development on the strategic allocation next door however the submitted RM for that site (P/79/21/RES) has a large SUDS area and POS adjacent to the boundary with houses at least 100m away thus minimising the impact on this urban extension on the rural character of the area. I therefore do not consider that this sets any form of precedent for an urban form of development on the plot. In addition, house types on the RM (WE, AR, GO, SR) that are closest to your site are all proposed as straight two storeys (no roof accommodation).

I have discussed with my Team Leader and he agrees with my recommendation. We cannot allow changes to be made to the application and will be determining it as soon as I am able. However, you may instead withdraw the application and then I can review by email any amendments to the layout/design that you wish to propose before a resubmission is made.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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

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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

[REDACTED] A: 25a New Broadway Worthing Sussex BN11 4HP W: www.alcovearchitecture.co.uk

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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

T: 01903 737874
E: simon.davis@arun.gov.uk



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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)

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