

From: Simon Davis
Sent: 01 October 2021 15:55
To: 'Julian Evans' [REDACTED]
Subject: RE: P/111/21/RES - Sefter Road - Planning progress

Dear Julian,

I'm sorry but the decision was made today. As I got no response I wrote it up for refusal.

Simon.

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: 01 October 2021 15:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P/111/21/RES - Sefter Road - Planning progress

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Hello Simon,

Apologies for the delay, I was out of country.

Having consulted with the applicant we will withdraw the application and look to send revised schemes to you that respond to the comments below as suggested by yourself prior to the resubmission.

Regards, Julian

Julian Evans (Director)

Alcove Architecture Ltd Registered in England, company number 8543375

[REDACTED] : 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: 23 September 2021 12:06

To: Julian Evans [REDACTED]

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



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