

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land adjacent to Sefter School House
Address line 1	Sefter Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 3EE
Description of site location must be completed if postcode is not known:	
Easting (x)	489528
Northing (y)	99491

Description	
Land adjacent to Sefter School House, Sefter Road, Bognor Regis	

2. Applicant Details

Title	Mr
First name	Miles
Surname	Hamilton
Company name	Hamilton Homes and Development
Address line 1	Old Station Yard
Address line 2	Station Road
Address line 3	
Town/city	Petworth
Country	

2. Applicant Details

Postcode

GU28 0JF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Julian

Surname

Evans

Company name

Alcove Architecture Ltd

Address line 1

25a New Broadway

Address line 2

Address line 3

Town/city

Worthing

Country

Postcode

BN11 4HP

Primary number

Secondary number

Fax number

Email

4. Development Description

Please indicate all those reserved matters for which approval is being sought

☐ Access

☒ Appearance

☒ Landscaping

☒ Layout

☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with all matters reserved, except for access, for the erection of 4no semi-detached 3-bedroom houses & 2no detached 4-bedroom houses with associated access, parking & gardens. This application is a departure from the Development Plan

Reference number

P/116/19/OUT

Date of decision (date must be pre-application submission)

01/10/2020

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

Appearance: Traditional architectural forms
Landscaping: shared communal access, bio diversity area and private gardens
Layout: 2 detached and 4no semi detached homes
Scale: Two Storey

Has the work already started?

☒ Yes ☐ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 2019/26/02
Block/Site Layout Plan 2019/26/01 Rev A (approved in so far as it relates to access)
Proposed Site Access Arrangements 01
Proposed Site Access Visibility Splay 02
Proposed Site Access TR02
Proposed Site Access TR03
Proposed Site Access TR04

Please list all drawing numbers submitted with this application for approval

Alcove Architecture information:
Design and Access Statement Rev A
P001B Location Plan
P002A Block Plan as Existing
P003E Block Plan as Proposed
P004E Site Plan as Proposed
P005D Site Elevations as Proposed and Images
P101B Plot 1 Plans and Section
P102B Plot 1 Elevations
P111B Plots 2 and 3 Plans and Section
P112B Plots 2 and 3 Elevations
P121B Plots 4 and 5 Plans and Section
P122B Plots 4 and 5 Elevations
P131B Plot 6 Plans and Sections
P132B Plot 6 Elevations
P141A Bin Store
Garden House Design information:
GHD3522-RevA Outline Landscape Plan drawing
GHD3522-RevA Outline Planting Specification

If applicable, please state the reasons for any changes to the original drawings

Location Plan resubmitted to reduce red line to extents of development as Access remains unchanged

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Simon
Surname	Davis
Reference	email received in response to amended scheme

7. Pre-application Advice

Date (Must be pre-application submission)

18/10/2021

Details of the pre-application advice received

I have looked through the plans this morning and I consider that the changes are positive and satisfy all of my previous concerns. Therefore, I would be likely to support if you resubmit on this basis.
The changes do result in one new issue which relates to the security of the private rear gardens due to the proposed chain across the gap between stream and end of fence. Would it therefore be possible for someone to walk into the site, along the stream bank and then access the rear gardens? You may want to consider more of a barrier (albeit demountable) at plots 1/6 to prevent this?

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

20/10/2021