

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

7th December 2021

Mr & Mrs. A Prentis
31 Lagoon Road
Pagham
Bognor Regis, Sussex
PO21 4TQ

Dear Mr. & Mrs. Prentis

re. ADC Application ref: P/157/21/PL

Property: 31 Lagoon Road, Pagham

Proposal: demolition of existing sub-standard dwelling and erection of new dwelling

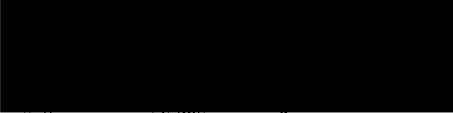
I refer to the above Application recently registered by Arun District Council and which I have viewed on the District Council's Planning website. As owners of the Pagham Beach Estate the Directors have asked that a number of matters be clarified, which we would have expected the Planning Authority's Scrutiny Officer to have required:

- The proposal comprises the erection of two detached single storey buildings. Please clarify if these buildings are to be utilised as a single dwelling, and if so confirm that as Applicants you are willing to accept a Planning condition linking these two buildings for this single use and preventing their ownership from being separated.
- No uses are shown on the Floor Plan of various rooms created for buildings A & B; please provide this information in order that the Authorities may fully consider the proposal.
- The roof plans show rectangles within the mono-pitch roof slope; please clarify which rectangles represent rooflights and which represent photovoltaic or other solar panels. Also show position of rooflights superimposed over the Ground Floor Plan in the usual manner.
- The Design & Access Statement advises that both buildings are to be of timber-frame and straw bale construction and finished externally with lime render. In view of the proximity of both buildings to the site boundaries please confirm the fire resistance to be achieved by this form of construction.
- Please clarify the extent and location of proposed car parking and show the positions on the Block Plan or Ground Floor Plan. In the Design & Access Statement, under Design it is stated that one parking space is to be provided, but under Access & Landscaping it states two parking spaces are to be provided – please clarify.

- The Design & Access Statement under Size, Scale & Visual Impact, states that the front entrance door is accessed through a small courtyard. The enclosure of this courtyard is not shown on the Elevation Drawing and details should be provided in order that the impact on the street scene can be considered. Please also define the height and construction of the screens enclosing this courtyard.
- The Design & Access Statement states that the dwelling will comply with the current requirements of Approved Document M. Bathrooms and toilets are not defined on the Floor Plans but there are no outward opening doors internally, nor space for wheelchair turning which would show compliance with Part M, and the provision of internal steps within the layout also implies that wheelchair access will not be provided, which is disappointing.
- Please define the method of rainwater disposal for the development and confirm that this will be confined to within the Application Site. The Design & Access Statement states that provision will be made for rainwater collection – is rainwater harvesting to be implemented, in which case show the size position and method of storage and provision for overflow disposal. Rainwater downpipes are not shown and this information should be provided together with how the wide eaves overhang is to be treated.
- Under item 13 of the Application Form – foul sewage, in the question are you proposing to connect the existing drainage system, the answer given is No – is this a typing error or alternatively provide details of foul drainage treatment and disposal.

I look forward to receiving this information in order that the Directors may consider the proposal.

Yours sincerely,



J A Higham
Secretary

cc Arun District Council, Planning dept
Clerk, Pagham Parish Council