

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 October 2018 08:27
To: Planning Scanning
Subject: FW: WA/26/18/OUT

From: Juan Baeza
Sent: 23 October 2018 08:06
To: Planning Responses
Subject: [REDACTED]

[REDACTED]

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Terry [REDACTED]
Sent: 22 October 2018 18:56
To: Juan Baeza
Subject: Size of development and adjacent property sizes (WA/26/18/OUT)

Dear Sir,

As discussed please find attached size and percentages of the development and Adjacent property sizes

Proposal for six detached houses with garages at former Lanes End, Arundel Road, Warlbarton

Size of the site and development size

The site extends to 6000 square metres with the proposed development of six houses with a total footprint of 840 square metres plus garages with a total footprint of 168 square metres giving a total development area of 1008 square metres 16.8% of the total site area.

Each property will be located in approximately 1000 square metres to include the property garage, front and back gardens and private driveways.

This development size is comparable with just four houses per acre and leaves each houses with very large gardens and driveway areas with between 798 and 849 square metres.

Adjacent Properties

To compare these with the adjacent properties the planning permission granted for White cottage under reference WA/49/18/PL dated 19/09/18 the floor print of this new approved dwelling is 300 square metres on a site of 1470 square metres equaling 20.4% of the total site area.

Richmond house to the east of the site has a floor print of 290 square metres plus a detached garage of 53 square metres totalling 343 square metres on a site of 2300 square metre equaling a total developed site are of 14.9%

As this demonstrates the size and scale of the proposed development is very much in keeping with the size of recent and approved developments each side of the site and does not overdevelop the site in anyway.

regards

Peter Terry
PJ Developments Ltd