

Iqraa Malik

From: Bryan Roberts [REDACTED] <>
Sent: 04 September 2025 15:29
To: Iqraa Malik
Subject: Re: Request for further information WA/70/25/HH - Attention of Ms Iqraa Malik
Attachments: Walberton House Car Port Elevations and Floor plan V2.pdf

Follow Up Flag: Follow up
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Dear Ms Malik, thank you for your email and comments below. I apologise for the invalidity of the submission so far and thank you for your patience. Our Developer apparently has problems with his design software and so has provided a hand-drawn document showing elevations and the floor plan (attached). I hope this will meet your requirements.

Please see below the Biodiversity Enhancement Statement:

BIODIVERSITY STATEMENT - WALBERTON HOUSE, PROPOSED CAR PORT

1. The proposed Car Port will be placed in an area of our driveway which is currently flat and laid to lawn and so no habitat will be destroyed by the proposal. It will be placed 5 Metres away from the protected wall and will be built using Oak and weathered tile roof to match Walberton House.
2. The lawned area into which the proposed car port will be erected is bordered by plants and shrubs. Large areas of lawn (that is, all lawn outside of the Car Port footprint) will remain and the plants and shrubs in the borders will not be impacted so will continue to support wildlife as at present. The base of the Car Port will be a layer of hardcore topped with shingle and so can in the future be reclaimed to grass if future any owners so desire.
3. We will continue to enhance the shrubs and plants in the borders since that is a continual effort we make in our front and rear gardens.
3. No trees are being removed for the proposal and they will continue to support birdlife as at present.

I trust that these responses will be satisfactory and that the application will now be valid.

Once again thank you for your patience. Do contact me if there are any remaining issues.

Kind Regards

Bryan Roberts

On 4 Sep 2025, at 09:42, Iqraa Malik <[REDACTED]> wrote:

Good morning,

Thank you for your email.

Unfortunately, this application is still invalid as the floor plan and elevations are unclear and do not measure to scale. Please review and resubmit.

In addition to the above, the biodiversity enhancement statement is a local validation requirement, different to the biodiversity net gain, and as a minimum should state how the application seeks to protect and improve the existing on-site natural environment. I have attached a couple examples above for your convenience.

Kind Regards,
Iqraa Malik

From: Bryan Roberts [REDACTED] >
Sent: 02 September 2025 11:41
To: Planning.Responses <[REDACTED]>
Subject: Re: Request for further information WA/70/25/HH - Attention of Ms Iqraa Malik

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Dear Ms Malik, with reference to the letter of 22nd August from Neil Crowther (Ref WA/70/25/HH), I am providing the following responses and attachments for you in relation to our planning application for a 2-bay car port.

1. I confirm that I accept your amended Description of 'Installation of detached Car Port'.
2. Location Plan - New Plan attached in 1:1250 Scale as requested
3. Block Plan - New Plan Attached in 1:500 scale as requested
4. Elevations - Plans (supplied by builder) attached in 1:100 scale as requested
5. Floor Plans - Dimensions shown on the Elevations document in 4. The existing lawn will be skimmed (for the car port footprint) and given a layer of hardcore and shingle to match the existing driveway.
6. Biodiversity Enhancement Statement - Due to the nature of the application, we would request that this requirement is waived.
7. Lidsey Drainage Impact Assessment - Since the car port will be erected in an existing lawned area and will not be connected to any services, rainwater will drain naturally into the surrounding lawned areas.
8. Heritage Statement - The boundary wall facing 'The Street' is Protected (although Walberton House, built in 1982 is not protected). It is a high (approximately 15ft high)

brick and flint wall. The visual 'brick and flint' aspect of the wall faces 'The Street' outside the property, whilst the side facing the property (and the proposed car port) is standard brick and not visually significant in relation to this application our opinion. The car port will be positioned 5 Metres away from the wall. The Car Port will be finished in Oak and the roof tiles will closely match those of Walberton House.

I hope this information is now sufficient for your assessment but please do contact me either by email or phone () if you have any questions

Kind Regards
Bryan Roberts

Bryan Roberts

On 22 Aug 2025, at 11:03, wrote:

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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Iqraa Malik
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