



Mr Andrew Ratcliffe
Gable House
The Street
Walberton
Arundel
BN18 0PH

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: WA/98/18/HH

Your Ref:

**Please ask for:
Sian Eggington
0121 2341390**

Dear

9th November 2018

**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015
Application for Planning Permission for Works or Extension to a Dwelling**

Development Widening the drive by removing one metre of wall and reducing the next metre in height from 1100mm to 740mm (Drawing 3 Block Plan) to address the safety issue of accessing and exiting our drive. The Street has more cars parked now that houses have been built on the old Turnpike Motors site opposite, a situation that will become worse once the site is fully occupied. This change will dramatically improve the site line of drivers exiting our drive onto The Street. Oncoming traffic will be more visible thus improving highway safety (Drawing 6). Vehicles emerging from the driveway will also be more visible to traffic/ cyclists / pedestrians.

There is no pavement in front of the house and the wall faces directly onto the road.

When cars were parked opposite us before, we had the facility and permission from Turnpike Motors to swing onto their forecourt to safely access our driveway. This is no longer possible and it requires a two or three point turn to access or exit when cars are parked there. The road is increasingly busy and is a clear road safety hazard.

Ian Gledhill from the Highways Dept commented on preplanning advice that "In principle if any works are proposed that will improve highway safety, then these will be looked upon favourably by the County Council. The proposed works would clearly improve access arrangements for your property."

In order to improve the turning circle on the drive to facilitate driving out rather than reversing some of the vegetation and soil will be removed from behind the front wall, which is currently leaning and deteriorating. (Drawing & picture 9) It is only a matter of time before the wall collapses onto The Street due to slumping. We hope the proposal will retain and improve the state of the wall, retaining it as a feature within the area.

The flint wall will be rebuilt as close to its existing appearance as possible if subject to collapse following the removal of vegetation behind the wall. The existing materials of the wall will be retained.

To re-iterate we are not trying to change or spoil the character of the wall, simply to address the safety issue of accessing our drive, following the housing development opposite. This has now become 'an accident waiting to happen'.

Please see video footage of the problem via these you tube links and attached photos:

<https://youtu.be/RRw8-DbIhB0>

<https://youtu.be/dxh8KUvURBk>

Location Gable House The Street Walberton

Thank you for your recent application which I received on 7th November 2018. It is being validated by Sian Eggington who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following item(s) have been received or resolved :-

Description: The description you have provided is too long. Please confirm you are happy with our description and with your permission we can amend it for you. 'extension to existing crossover'.

Dimension Incorrect: The dimension '14510' on the 1:50 plan does not measure to scale. Please amend accordingly.

Application Form: As you are not demolishing you do not need to apply for householder with demolition in a conservation area. Please confirm you are happy for us to remove the 'demolition in a conservation area' from your form.

Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

For further detailed information on both the National and Local Validation Requirements please go to our website: <http://www.arun.gov.uk/making-a-planning-application>

If you are unable to access the website, please contact this office so a copy can be sent to you.

Please provide the above by **23rd November 2018** or your application will be closed as incomplete and you will have to resubmit if you wish to proceed with the application. If you have difficulty meeting this deadline please contact the above officer to discuss the matter.

Yours sincerely



Neil Crowther
Group Head of Planning