

[REDACTED]

From: Simon Davis
Sent: 19 February 2021 17:44
To: 'Tilly Whishaw' [REDACTED]
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Tilly,

Thanks for clarifying.

I have been through the changes and don't have any real concerns.

The increase in length of the Tavy does appear to eat into the depth of the rear garden (unless the extra 0.3m is to the front?)

If it is into the rear garden then I consider the following garden depths to be short versus the Design Guide:

18/19 - 9.2m long
26 - 9.5m long

However, there is not a significant difference versus the approved scheme so I feel capable of supporting the change.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Tilly Whishaw [REDACTED]
Sent: 19 February 2021 14:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Simon

The only change in addition to my email from 17th December 2020 is that the bin store buildings have been replaced with close board fencing enclosures in the same location. Details of this are included in the submitted house type brochure.

The Leadon is a new house type which replaces the A1/A2 maisonettes approved in the previous reserved matters application.



Tavy/maisonette terrace approved in application Y/39/20/RES



Proposed Tavy/Leadon

The proposed Tavy is 0.3m longer than the approved and is the same width.

I trust that this helps, although please let me know if I can be of any further help.

Kind regards,

Tilly

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 19 February 2021 11:28

To: Tilly Whishaw [REDACTED]

Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Tilly,

Please can you also confirm the changes in dimensions for the Tavy House types. It appears to me that the Tavy is now around 0.3m longer than before with a similar width. However, the ratio of Tavy length vs Leadon length remains the same so has the Leadon also increased in length? Please advise.

Simon.

From: Simon Davis
Sent: 19 February 2021 10:46
To: 'Tilly Whishaw' [REDACTED]
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Tilly,

I am just starting to review the file. However, I can't see anything in the submission that clearly states what the changes are.

I assume the changes are all as per the list in your pre-submission email dated 17/12/20 but please can you confirm:

"As an overview the following changes have been made to the approved layout:

- *The parking to plot 29 has been moved onto the opposite side of the road with a visitor space behind. This amendment lines up the parking spaces serving plots 26-28 with the buildings and allows amendments to adjacent dwellings.*
- *The above mentioned amendments to parking also result in more evenly sized gardens across plots 24-27.*
- *The house types to plots 23-25 have been amended and units have moved north east allowing more space on the frontage of the corner plot (plot 23). Parking to these units has been amended to reduce the mass of hard standing to the side of dwellings.*
- *The visitor space to the front of plot 1 has been moved to adjacent to plot 23. This location is considered more appropriate for a visitor space.*
- *The door to the bin store serving plots 26-29 has been moved to the western elevation to enhance access.*
- *The footpath to the front of plots 11/12 has been extended north to allow pedestrian access into the parking court.*
- *The maisonettes have been slightly amended to enhance the front elevation and provide more appropriate accommodation in accordance with Part M of the Building Regulations.*
- *The Tavy house types have been slightly increased in size to ensure accordance with Part M of the Building Regulations.*

The proposed amendments and switching of house types have no effect on the approved housing mix within the site. The changes have no effect on the number of allocated or visitor parking spaces, provide more evenly spaced out gardens which meet the requirements of the Arun District Design Guide and enhance accessibility around the site. It is therefore considered that the changes listed above have no material effect on the approved consent."

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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