

From: Simon Davis
Sent: 08 March 2021 10:51
To: Tilly Whishaw [REDACTED]
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Tilly,

It is my intention to write this up in time to issue by the 18th.

It will be a delegated decision.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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



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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Tilly Whishaw [REDACTED]
Sent: 08 March 2021 09:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Dear Simon,

I hope you are well.

I am conscious that the target decision date for this application is coming up next week (18th March). Could you confirm if you are likely to be able to send through your decision before this date?

It doesn't look like we have received any further comments online so I assume that there is still no need to go to committee.

Kind regards,

Tilly

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

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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

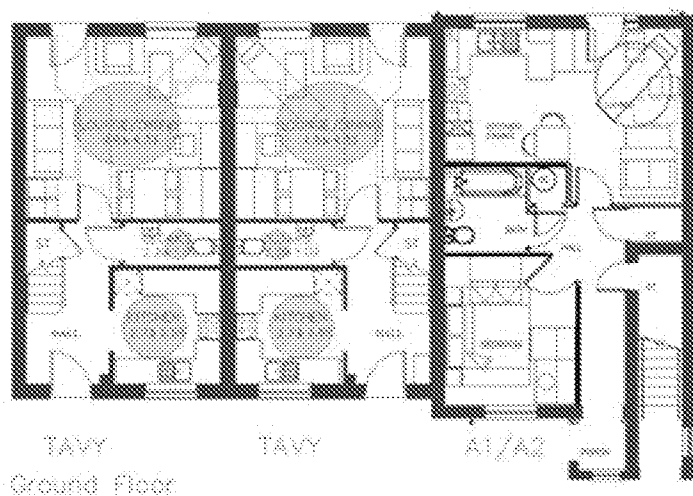
To: Simon Davis <Simon.Davis@arun.gov.uk>

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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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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From: Simon Davis
Sent: 16 February 2021 12:17
To: Tilly Whishaw [REDACTED]
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Tilly,

Had to move some things around but will be looking at this during this week and will respond when I have done.

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: 16 February 2021 11:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Hi Simon,

Have you had the chance to look at my email below?

Any update that you have on this application would be great.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Franklin Road, Basingstoke
Hampshire, RG24 8QB

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From: Tilly Whishaw
Sent: 08 February 2021 12:14
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Subject: Y/146/20/RES - Land at Street Buildings, North End Road, Yapton

Dear Simon,

I hope you are well.

I note that we are now past the consultation period for the current RM application at Land at Street Buildings.

Have you had a chance to review the proposal in any detail? Would you be able to provide us with an update on your initial comments as well as detail of whether you would be comfortable to make a delegated decision by the target decision date of 18th March?

Kind regards,

Tilly

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

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