

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

26th April 2022

Dear Sir/Madam,

Stakers Farm, North End Road, Yapton
Approval of details reserved by condition imposed under ref Y/105/19/PL

Henry Adams LLP act on behalf of Granite Gate Ltd in respect of the above application. This application seeks to discharge conditions 3, 4, 5 and 9 of application ref Y/105/19/PL.

A Section 73 has also been submitted under separate cover to amend a number of plans associated with Condition 2 of the above application. These plans may impact on the discharge of Conditions 3 and 4 given that the amended plans address the re-use of the stall dividers and materials proposed. It is proposed that the stall dividers be re-used within a new garage proposed to serve the existing residential dwelling.

On behalf of our Client, Granite Gate Ltd, please find enclosed the following information in application to discharge the planning conditions, in reference to the above approval:

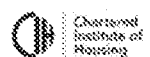
Condition 3 states:

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- **How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site**
- **How the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space.**

Submitted drawing ref. 1020-03C Proposed Garage for Main House, demonstrates how materials from Barn 1 have been incorporated into the garage designs. For example, 2no. stall dividers

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salvaged from Barn 1 will be used to provide partitions within the garage space.

The Heritage Statement confirms in paragraph 4.25 that the flint floor will be retained in situ, with a new insulated suspended timber floor installed above it. This will ensure that the historic floor remains untouched and can be revealed at a future date. It therefore concludes that there will be no adverse harm to the historic floor. Submitted plan 1020-05A Typical Joinery details and floor protection (A3) provides a section that demonstrates how the floor tiles will be protected.

In terms of the second bullet point, all described details will remain in situ.

Condition 4 states:

No development shall take place unless and until a) details of the repurposing of the flint flooring; how it is to be used within the site, b) details of material used, c) details of any external colours/surface treatments, d) details of the brick bond, e) details of the proposed joinery and f) details of the position of the windows and doors in their openings (as indicated on the plans) have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

The following plans have been submitted in support of discharging condition 4:

- 1020-01A Proposed Floor Plans (A1)
- 1020-02E Proposed Site Layout (A1)
- 1020-03C Proposed Garage for main house (A3)
- 1020-04A Proposed garaging and bin stores for barns (A3)
- 1020-05A Typical Joinery details and floor protection (A3)
- 1020-06A Proposed Elevations (A1)

Criteria a)-f) of Condition 4 have been addressed as follows:

- a) The Heritage Statement confirms in paragraph 4.25 that the flint floor will be retained in situ, with a new insulated suspended timber floor installed above it. This will ensure that the historic floor remains untouched and can be revealed at a future date. It therefore concludes that there will be no adverse harm to the historic floor. Submitted plan 1020-05A Typical Joinery details and floor protection (A3) provides a section that demonstrates how the floor tiles will be protected.
- b) Both submitted plan 1020-06A Proposed Elevations (A1) and the Heritage Statement provides details of materials.
- c) Submitted plan 1020-06A Proposed Elevations (A1) provides details of materials.
- d) The bricks are remaining in situ.

- e) Submitted plan 1020-05A Typical Joinery details and floor protection (A3) demonstrates the proposed joinery.
- f) Submitted plan 1020-05A Typical Joinery details and floor protection (A3) details of the position of the windows and doors in their openings.

Condition 5 states:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

A detailed Sustainable Surface Water Drainage Scheme and Technical Note have been submitted in support of the discharging of Planning Condition 5. The Technical Note concludes:

- Site investigations recording infiltration rates and winter groundwater levels confirm that an infiltration system for the discharging of surface water to ground is not feasible. Surface water is proposed to discharge via the existing combined drainage connection to the public foul water sewer located beneath B2132 North End Road at a restricted rate of 2l/s providing a reduction of at least 4l/s compared to predeveloped peak flow rate.
- Sufficient surface water storage is to be provided within a lined voided subbase storage to attenuate the 1:100 year storm with a 40% allowance for climate change.
- The submitted surface water scheme meets the local and national requirements for SuDS drainage, provides appropriate water quality mitigation and is achievable for this development.

Condition 9 states:

Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Details of the proposed EV charging units have been submitted, alongside a site plan which details the proposed locations of the charging units. These documents have been submitted in support of the discharge of Condition 9. The proposed scheme is in accordance with the current requirements of the Council. The details confirm:

- Provision for two EV chargers per proposed dwelling.
- Provision for high-quality charging units

Summary

For all of the above reasons we trust that Conditions 3, 4, 5 and 9 can now be agreed. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours Sincerely,



Zac Denton
Planner
Henry Adams LLP