Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 November 2020 08:45
To: Planning Scanning
Subject: FW: Planning Ref: Y/97/20/PL - Kings Close Yapton

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37736 | External: +44 (0) 1903 737500 ext 37736| E-mail: amanda.scholes@arun.gov.uk

Visit Arun's web site at **Error! Hyperlink reference not valid.** Save the environment - think before you print.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 25 November 2020 13:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Ref: Y/97/20/PL - Kings Close Yapton

Please upload the below to the above application: Confirmation of EoT.

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: Stephen Bennett <[redacted]
Sent: 25 November 2020 13:23

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Ref: Y/97/20/PL - Kings Close Yapton

please do not print this email unless you need to.
This message is subject to the confidentiality notice at the end of this communication.

Dear Ms Tomalova,

Thank you for your email and comments.

I can confirm that the extension of time as requested until 26 Nov 2020 is agreed.

kind regards,
steve bennett riba
director
crescent designs (sussex) limited
[redacted]
received it in error, please contact the sender immediately by return e-mail or by telephoning. Please then delete the e-mail and any attachments, and do not disclose its contents to any other person. Whilst we believe that this e-mail and any attachment are virus free we give no warranty that this email and any attachment are free of viruses or other harmful matter and accept no responsibility for any resulting loss or damage. Reliability and Security of email is not guaranteed. If you believe this email may have been interfered with, or need this communication verified, please contact Crescent Designs (Sussex) Limited immediately. You should take full responsibility for virus checking.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 25 November 2020 11:23
To: Stephen Bennett <s[redacted]
Subject: RE: Planning Ref: Y/97/20/PL - Kings Close Yapton

Dear Mr Bennett,

I do understand you were disappointed to hear your application is not supported.
As I mentioned in my previous email the design is not an issue in this case, however
The dwellings as proposed are not suitable for this location with surrounding dwellings.

We believe that a single dwelling bungalow style would be more appropriate for
the proposal site.

I do apologize for a delay of the decision; we were considering all issues from different perspectives. The final decision is refusal unfortunately.

Probably it is not the most appropriate in this case but I would like to ask you for a confirmation of an EoT with a new deadline on 26 November 2020.

If you have further enquiry please do not hesitate to contact me.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: Stephen Bennett <[redacted]
Sent: 12 November 2020 10:17
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: 'Clare Stibbe ([redacted]
Subject: RE: Planning Ref: Y/97/20/PL - Kings Close Yapton

please do not print this email unless you need to.
This message is subject to the confidentiality notice at the end of this communication.

Dear Ms Tomalova,

Thank you for your email the content of which is most disapointing and a little unclear in detail.

So that I might understand more precisely where the councils opinion stands, rather than your reference to the Parish Council objection, could you please provide the reasons that you believe the proposal is unacceptable.

From our perspective my initial reaction to the Parish Council objection of 30 OCT 2020 is :

- the site is a vacant area of land in a residential area with its own street frontage and access and therefore suitable for the proposed development.
- The site dimensions are perfectly adequate for two semi detached houses and the plot size is comparable with that in the surrounding area.
- The highway authority in their consultation response on the application dated 7 Oct 2020 consider that there are no transport grounds to resist the proposal.

In these difficult times and in an attempt to save time, effort and resources, if you consider there are any minor modifications that can be made to the current submitted scheme, that would diminish your concerns and promote an officer recommendation for approval, please advise so that time can be made by extension, for the applicant to consider any amendment of the current proposal as may be appropriate.

I look forward to hearing from you.

kind regards,
steve bennett riba
director
crescent designs (sussex) limited
[redacted]

[redacted]

This e-mail is confidential and may be privileged. It may be read, copied and used only by the intended recipient. If you have received it in error, please contact the sender immediately by return e-mail or by telephoning. Please then delete the e-mail and any attachments, and do not disclose its contents to any other person. Whilst we believe that the e-mail and any attachment are virus free we give no warranty that this email and any attachment are free of viruses or other harmful matter and accept no responsibility for any resulting loss or damage. Reliability and Security of email is not guaranteed. If you believe this email may have been interfered with, or need this communication verified, please contact Crescent Designs (Sussex) Limited immediately. You should take full responsibility for virus checking.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 11 November 2020 15:55
To: Stephen Bennett <s[redacted]
Subject: RE: Planning Ref: Y/97/20/PL - Kings Close Yapton

Dear Mr Bennet,

Thank you for your email.
It was my intention to contact you today due to the deadline which is already on Monday but you have been faster.

Probably you are aware that the above application has been objected by Yapton Parish Council and since we have a similar opinion your application is going to be refused.

Your decision will be due to 16 November 2020.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: Stephen Bennett <s[redacted]
Sent: 11 November 2020 14:46
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Ref: Y/97/20/PL - Kings Close Yapton

[redacted] worthing
our project ref. 19006 Land North of Kingswood and Kingsclare

Dear Ms Tomalova,

My diary indicates that we are approaching the end of the statutory determination period for our clients planning application Y/97/20/PL at Kings Close Yapton.

I would be grateful if you could provide an update as to how the application is proceeding so that I might advise my client of progress to date and when, in your view, a decision on the application may be available.

Thank you in anticipation.

I look forward to hearing from you.

kind regards,
steve bennett riba
director
crescent designs (sussex) limited
[redacted]

This e-mail is confidential and may be privileged. It may be read, copied and used only by the intended recipient. If you have received it in error, please contact the sender immediately by return e-mail or by telephoning. Please then delete the e-mail and any attachments, and do not disclose its contents to any other person. Whilst we believe that this e-mail and any attachment are virus free we give no warranty that this email and any attachment are free of viruses or other harmful matter and accept no responsibility for any resulting loss or damage. Reliability and Security of email is not guaranteed. If you believe this email may have been interfered with, or need the communication verified, please contact Crescent Designs (Sussex) Limited immediately. You should take full responsibility for virus checking

http://www.arun.gov.uk
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from https://www.arun.gov.uk/privacy-policy

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
****

http://www.arun.gov.uk
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from https://www.arun.gov.uk/privacy-policy

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
****