



# Public Document Pack

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Committee Manager Carley Lavender (Extn 37547)

3 March 2021

## DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held virtually on Zoom on **Wednesday 3 March 2021 at 2.30 pm** and you are requested to attend.

Members: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Kelly, Lury, Mrs Pendleton, Roberts, Tilbrook, Mrs Warr and Mrs Yeates

***PLEASE NOTE:*** *This meeting will be a 'virtual meeting' and any member of the press and public may listen-in and view the proceedings via a weblink which will be publicised on the Council website at least 24 hours before the meeting.*

*Different meeting arrangements are in place for the period running from 4 April 2020 to 7 May 2021 from the provisions of the Coronavirus Act 2020 and the meeting regulations 2020, to allow formal 'virtual meetings'.*

*This Council's revised Rules of Procedures for 'virtual meetings' can be viewed here [click here](#)*

**PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE**

**PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION ON LINE AT [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)<<http://www.arun.gov.uk/planning>>**

## AGENDA

### OFFICER REPORT UPDATES

Officer presentation attached.

Note : Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note : Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Note : Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [Filming Policy](#)

These meetings are webcast live.

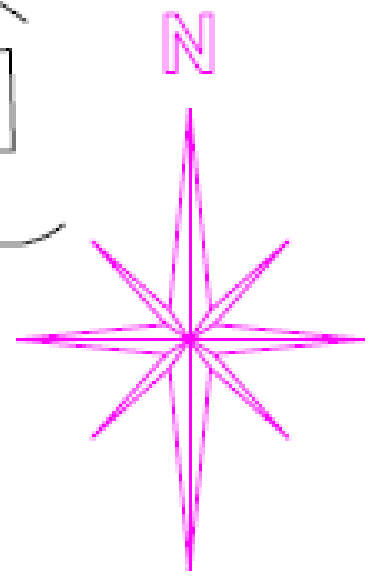
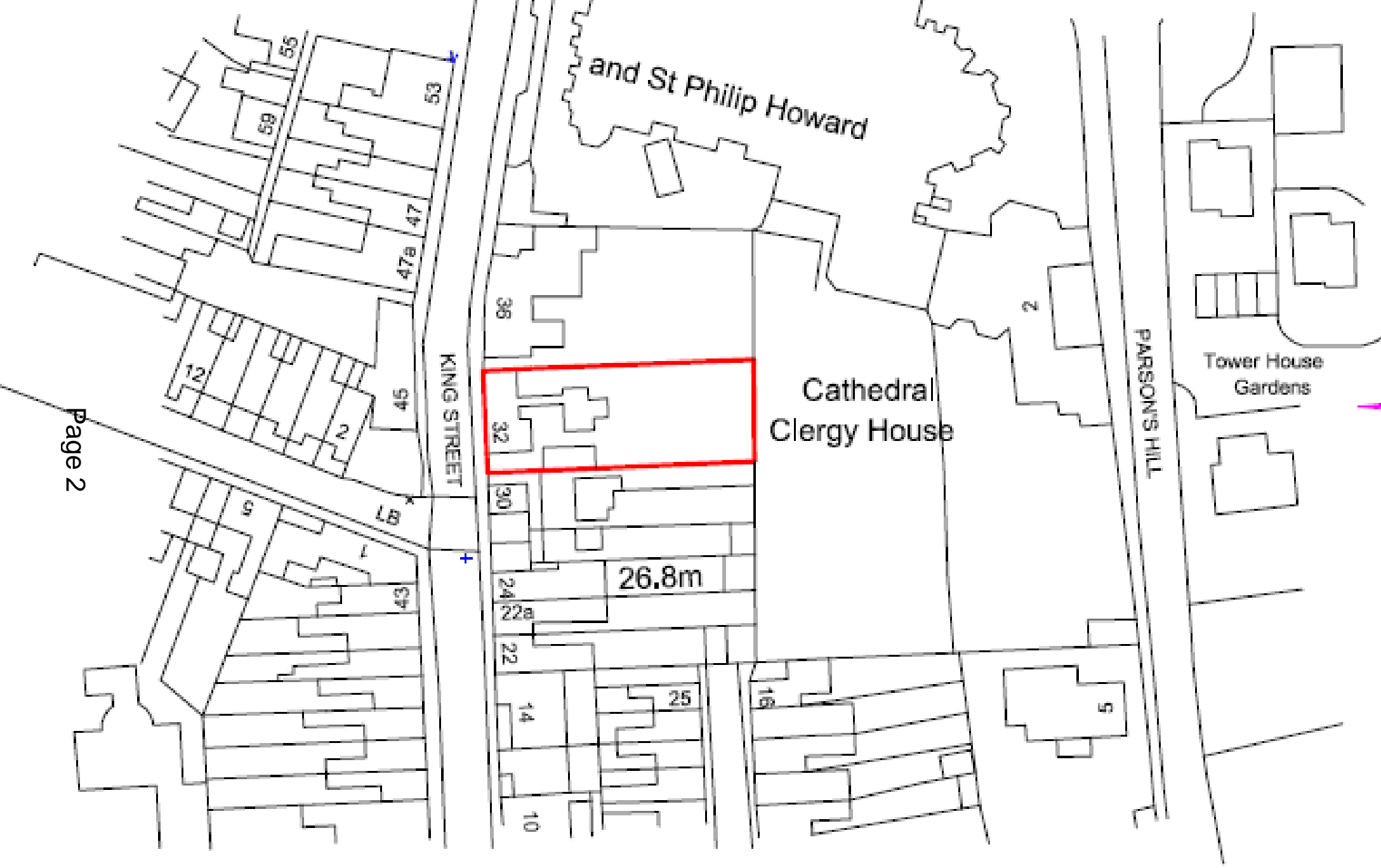
To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

# AB/109/20/HH

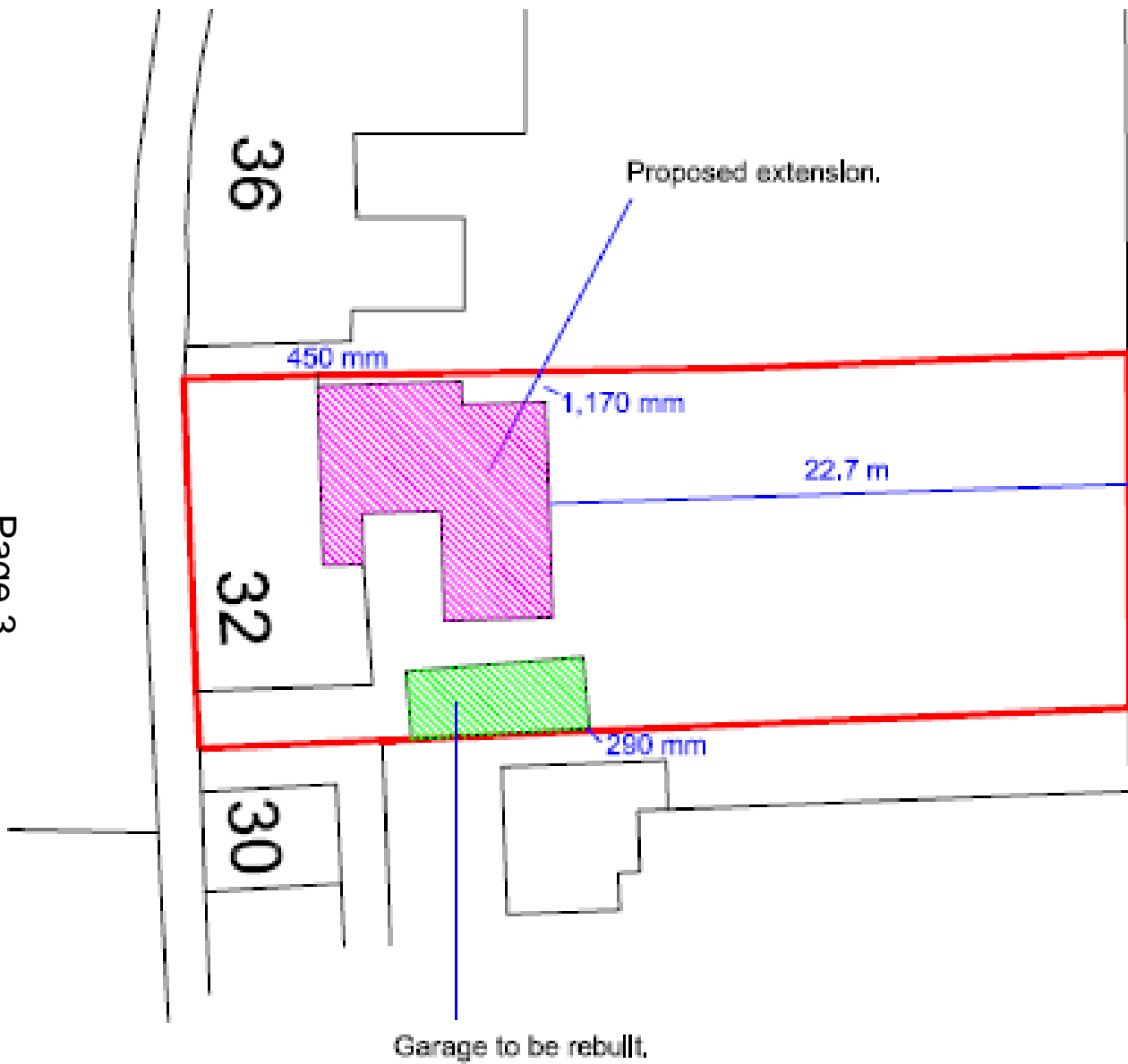
White Cottage, King Street, Arundel

Rear single storey extension for new kitchen and living area, internal alterations, new and adjusted windows and doors, part replacement roof structure with 2 x conservation roof lights to the main building, re-covering of main roof and partial re-build of the detached garage with replacement pitched roof. This application affects the character & appearance of the Arundel Conservation Area & may affect the setting of listed buildings.





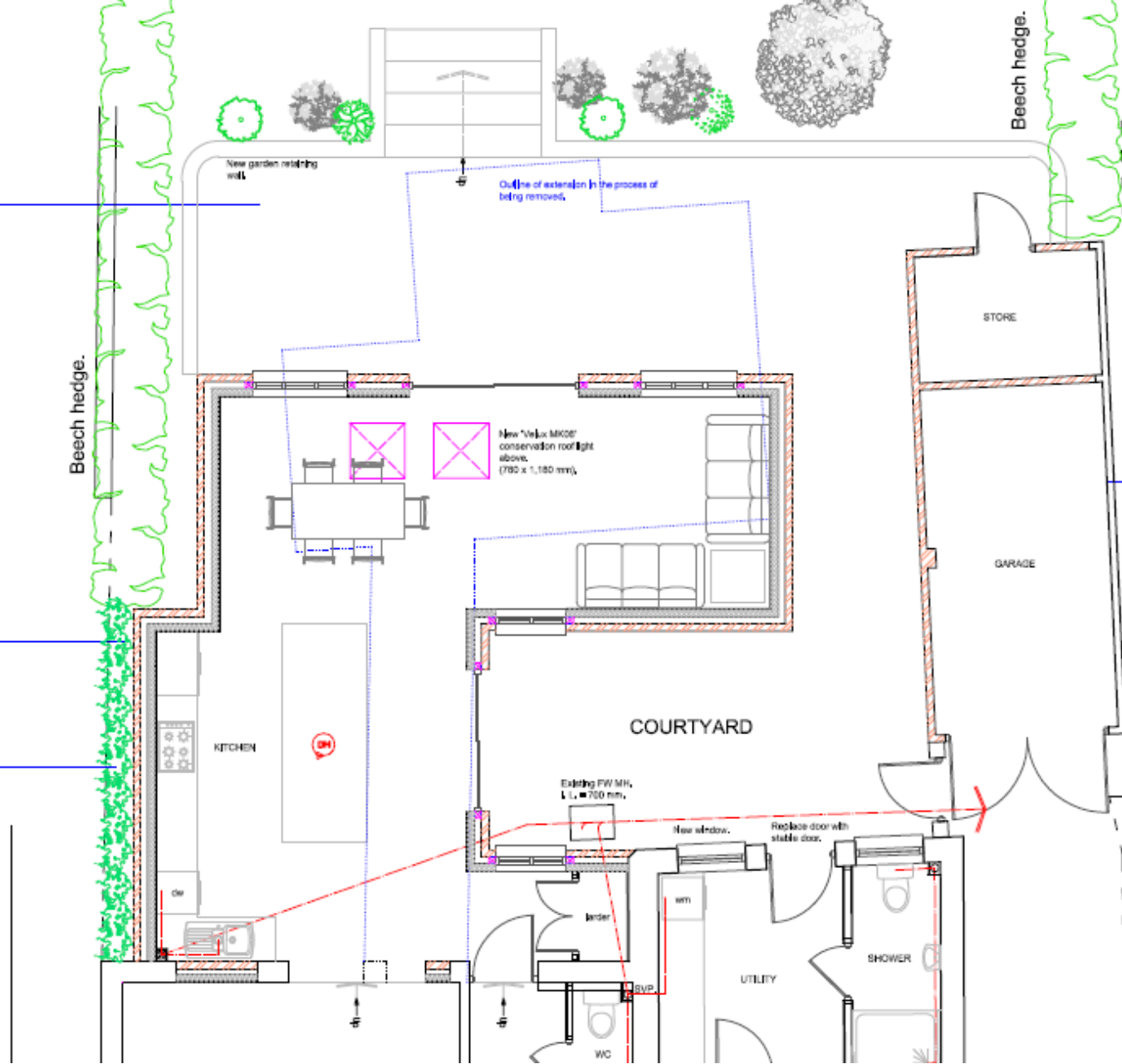




New garden retaining wall to create terrace area and level access - to clients choice and design.

No encroachment of the new building over the boundary, above, at or below ground level.

New climbing plants to be introduced to the boundary flank wall to soften the look of the extension when viewed from the adjacent property.



Retain existing flank wall and rebuild the remain with a new roof above.



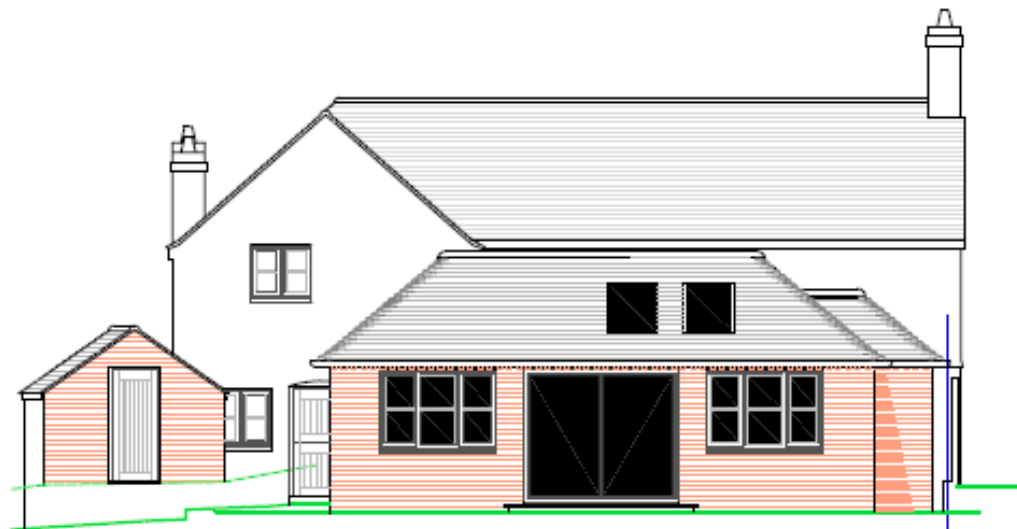
NOTES

WALLS - Face brickwork to new external walls to match, modification details to extension eaves. Plain clay tile hanging to be removed from the front and rear elevations and replaced with a painted render finish. Three of the garage walls are to be rebuilt in face brickwork to match existing.

ROOF - Reclaimed and re-used where possible, plain clay roof tiles to all of the pitched roofs to match existing clay examples. GRP flat roof covering elsewhere.

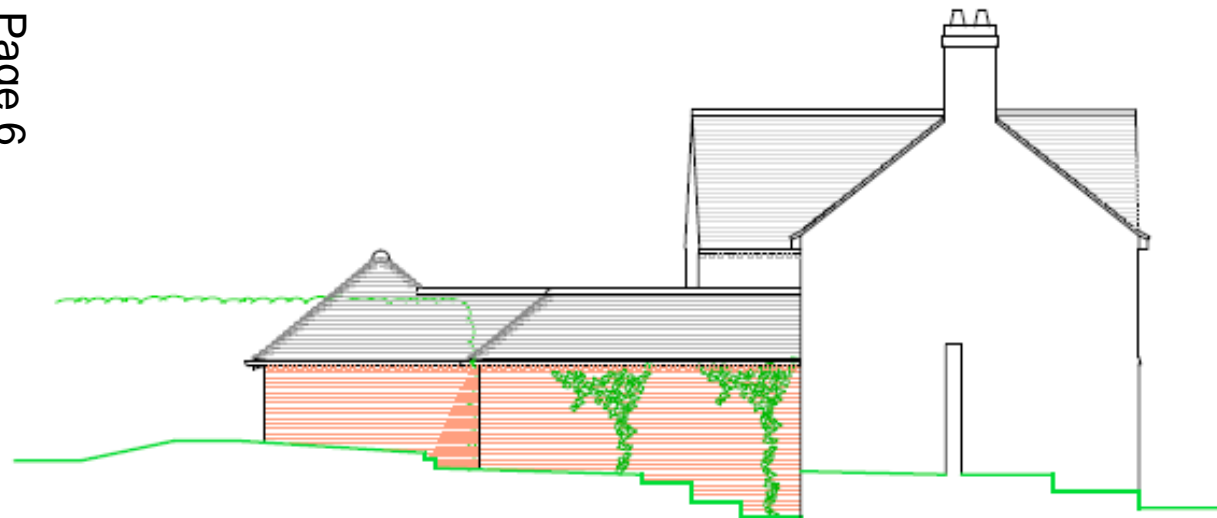
WINDOWS - 'Residence 9' Wooden effect PVC double glazed units with single horizontal glazing bar.

DOORS - Wooden doors retained, some with single glazing.



EASTERN ELEVATION

Painted render panel replacing the existing plain tile hanging.



NORTHERN ELEVATION



NOTES

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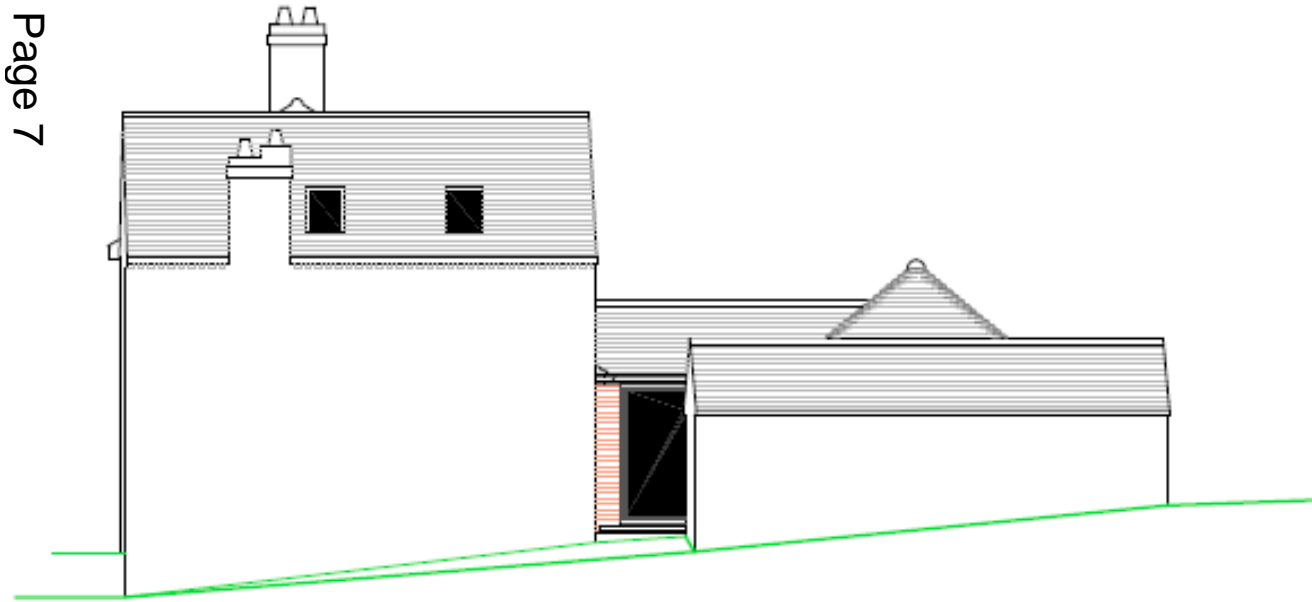
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WINDOWS - 'Residence 9' Wooden effect PVC double glazed units with single horizontal glazing bar.

DOORS - Wooden doors retained, some with single glazing.



WESTERN ELEVATION



SOUTHERN ELEVATION

















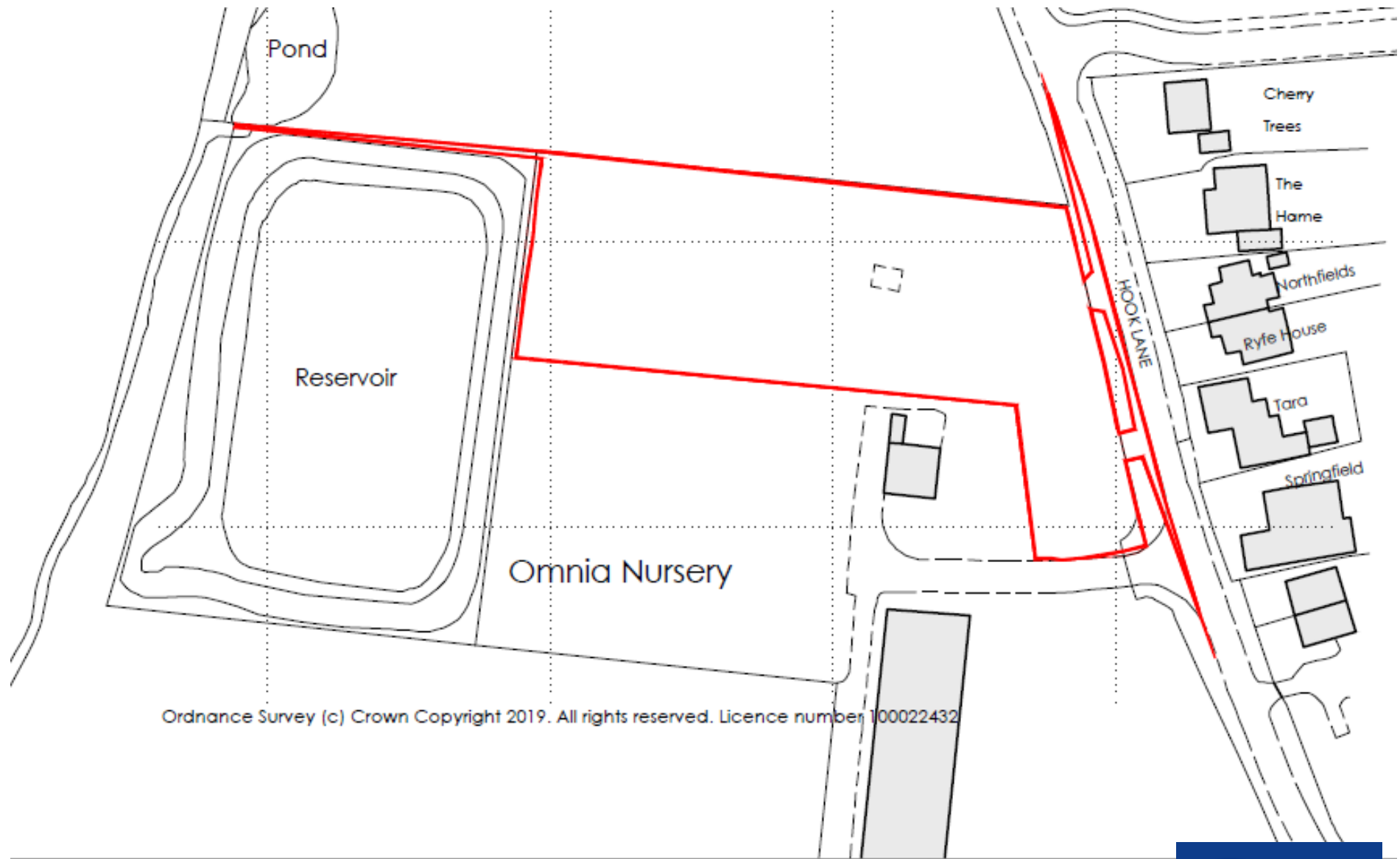




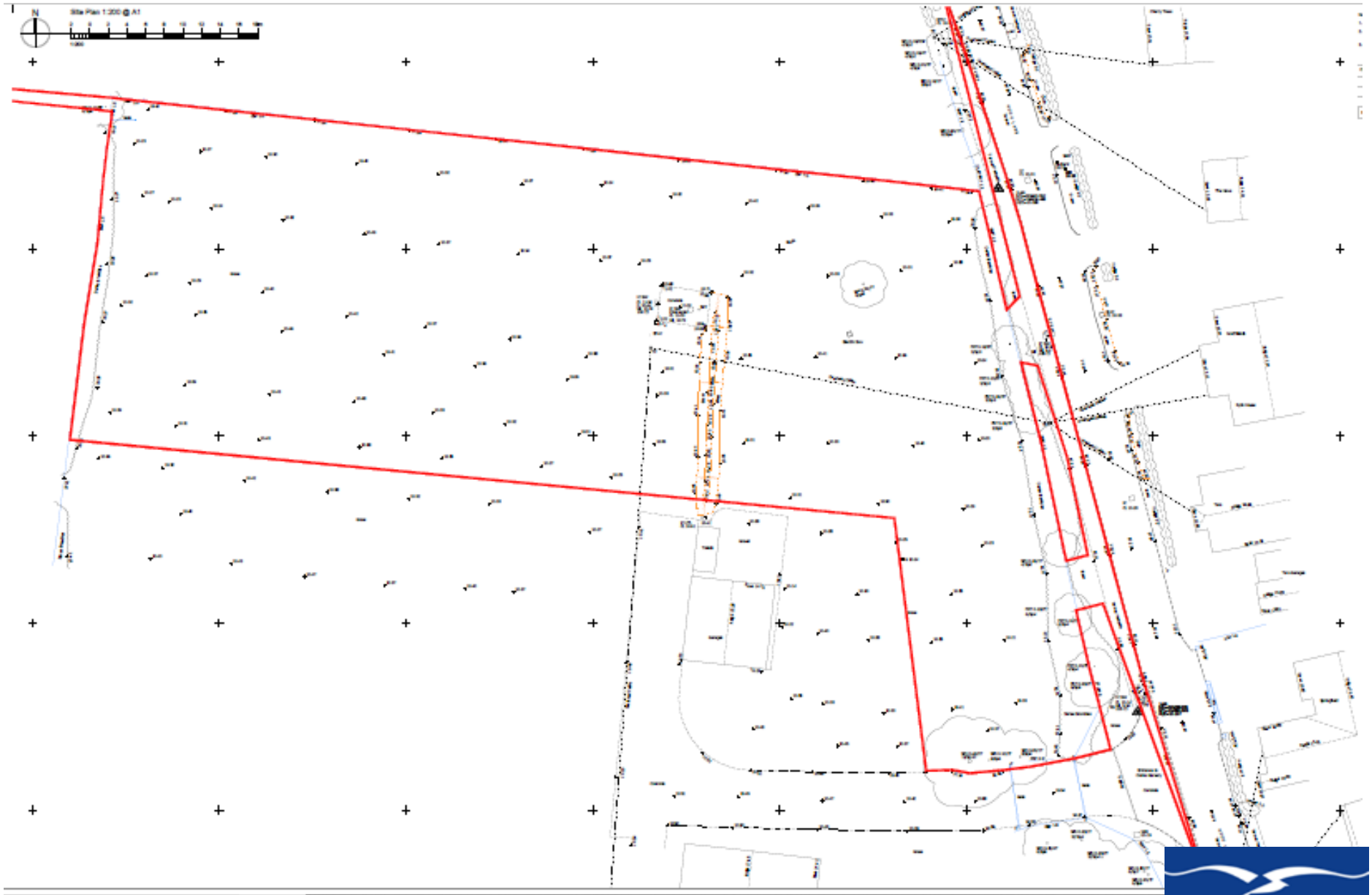
# AL/79/20/OUT

Land to the West of Hook Lane, Aldingbourne

Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

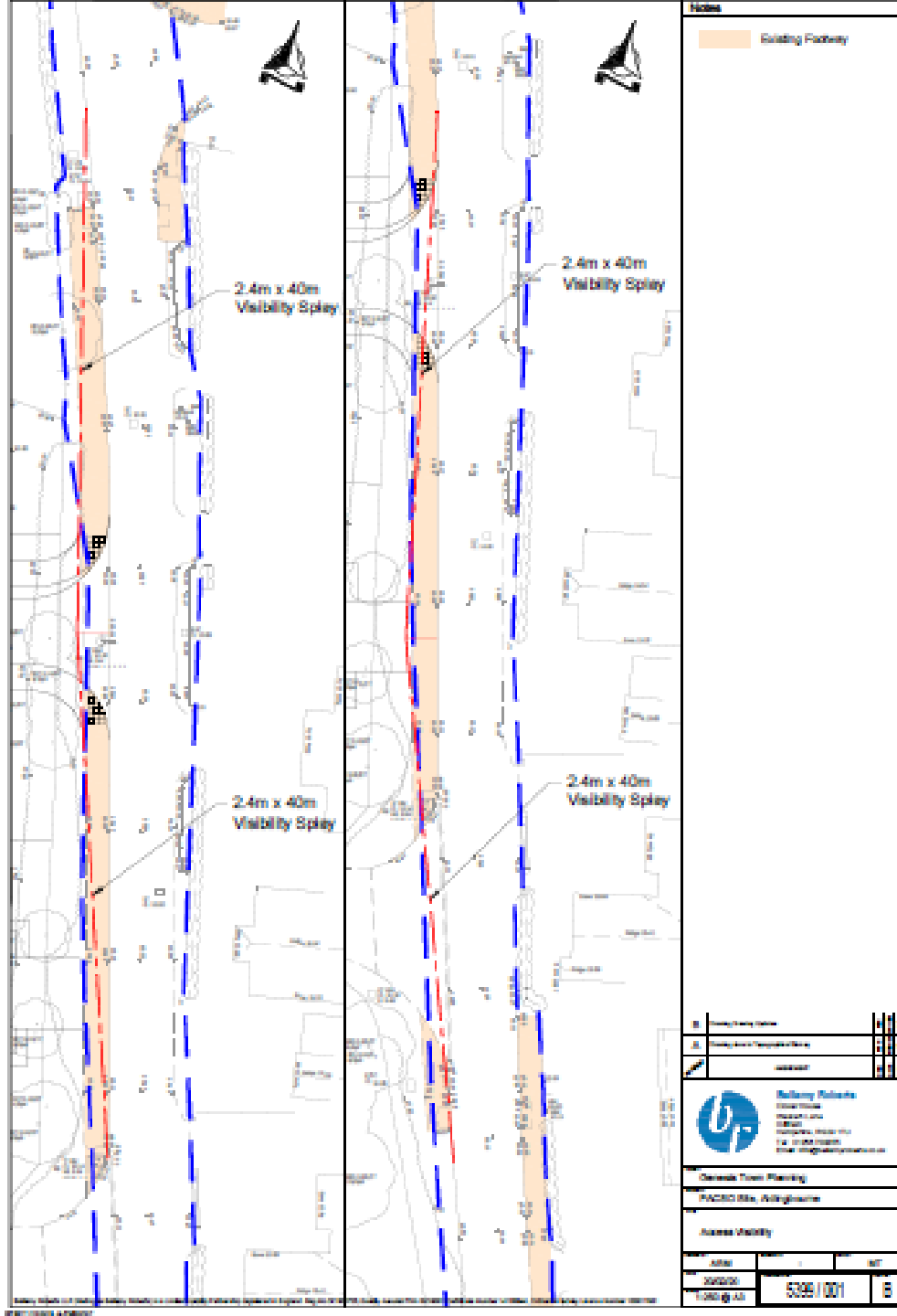


Location Plan





Indicative Site Layout



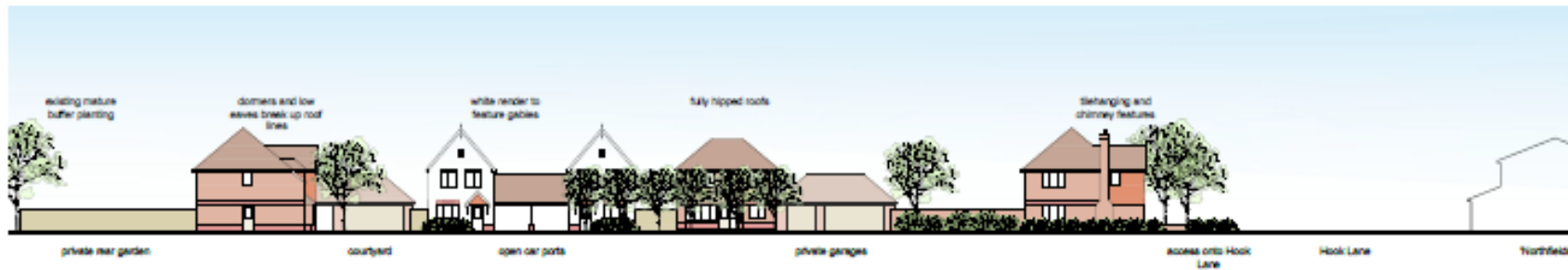
# Access Visibility

1	Issue 1	1/1/2018
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3	Issue 3	1/1/2018
4	Issue 4	1/1/2018
5	Issue 5	1/1/2018
6	Issue 6	1/1/2018
7	Issue 7	1/1/2018
8	Issue 8	1/1/2018
9	Issue 9	1/1/2018
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13	Issue 13	1/1/2018
14	Issue 14	1/1/2018
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21	Issue 21	1/1/2018
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99	Issue 99	1/1/2018
100	Issue 100	1/1/2018

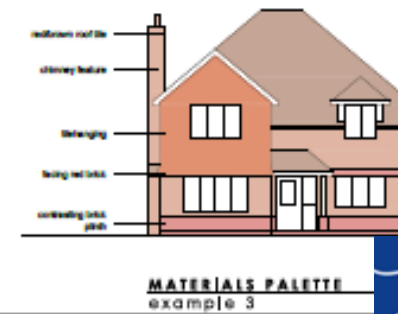
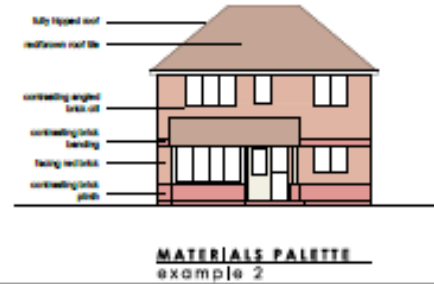




**STREET SCENE 1**  
looking west towards the site



**STREET SCENE 2**  
looking north along the proposed access road











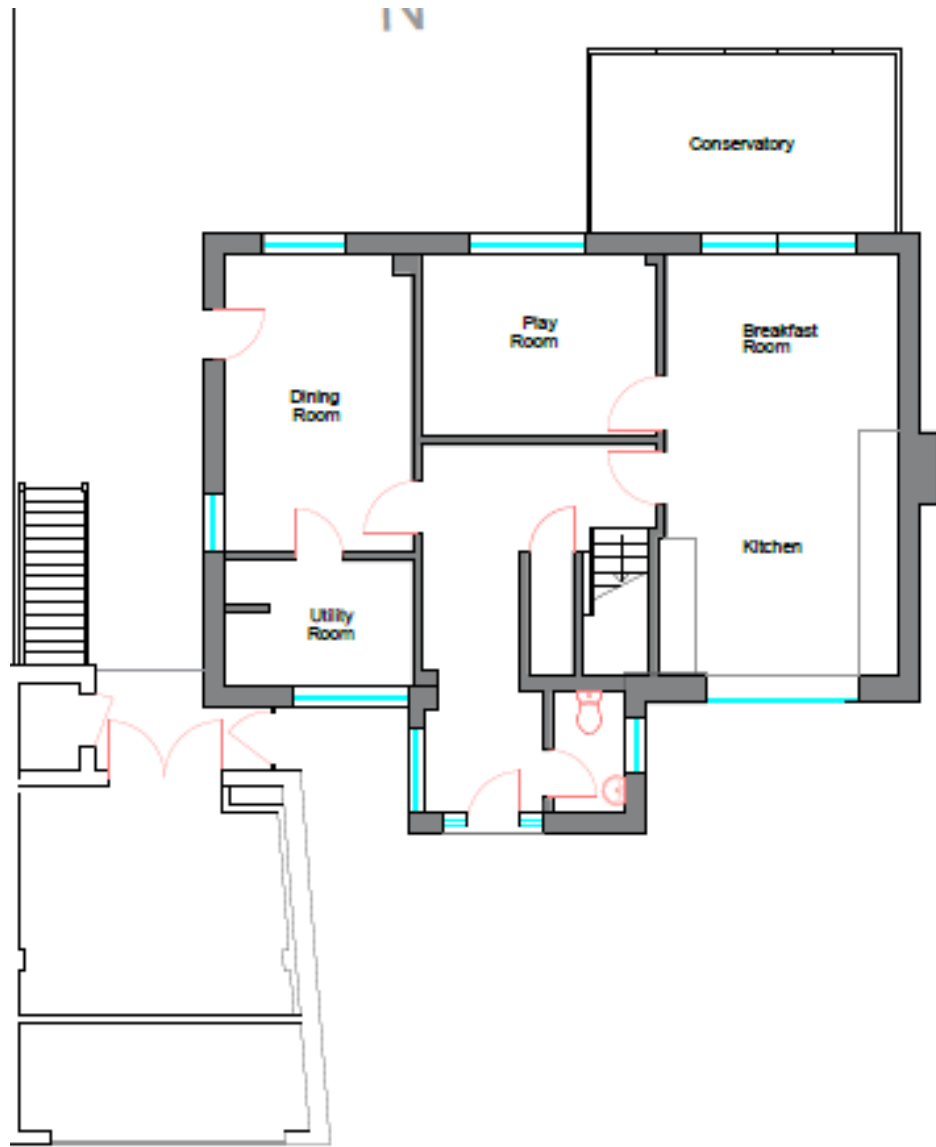
# AW/3/21/HH

## 4 Shorecroft

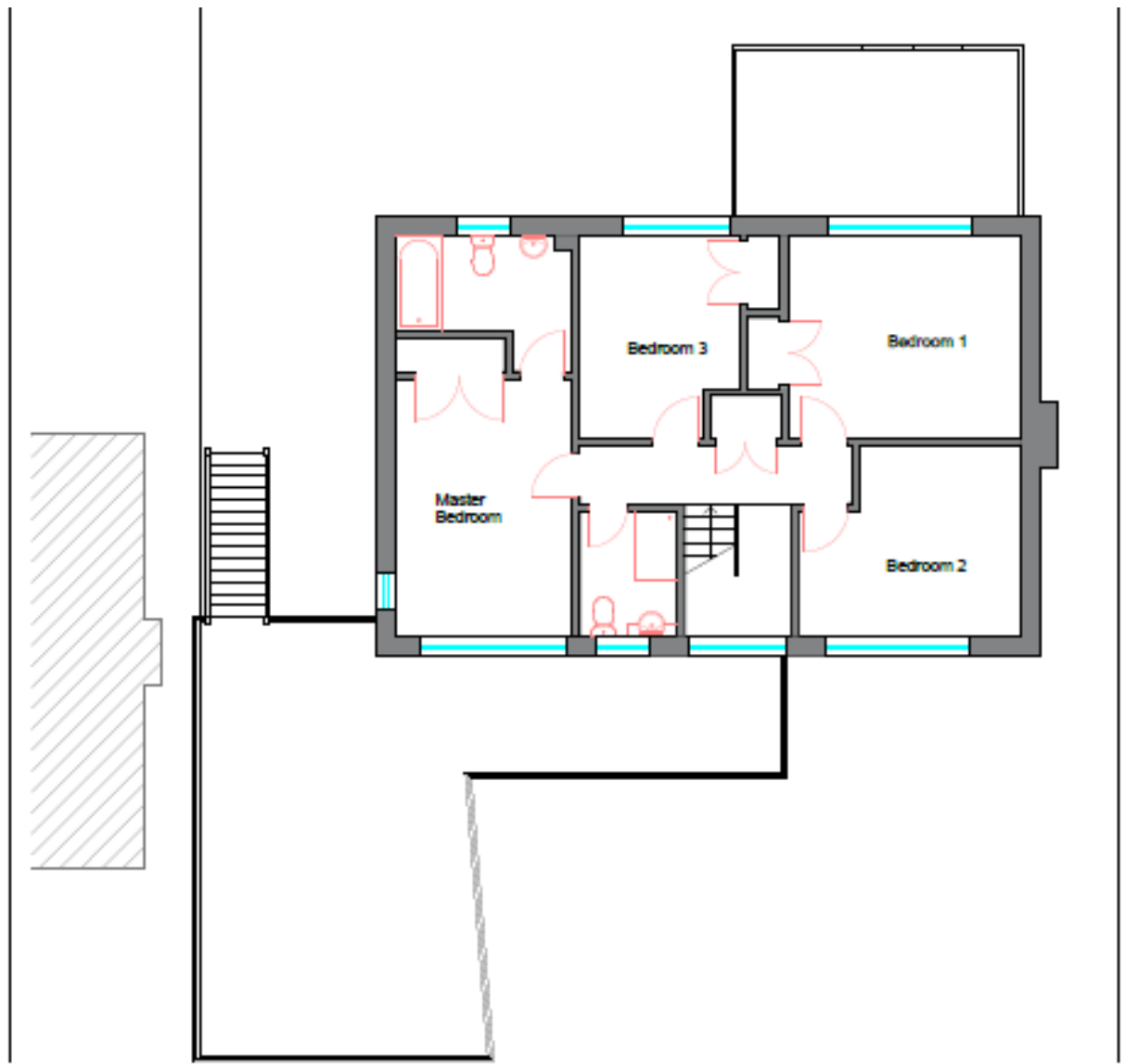
Single storey rear extension and loft conversion with enlarged rear dormer window and two modest front facing dormer windows. Alterations to fenestration, Canopy to side elevation, Planter and replacement handrail to roof terrace.



Location/Block Plan



EXISTING GROUND FLOOR

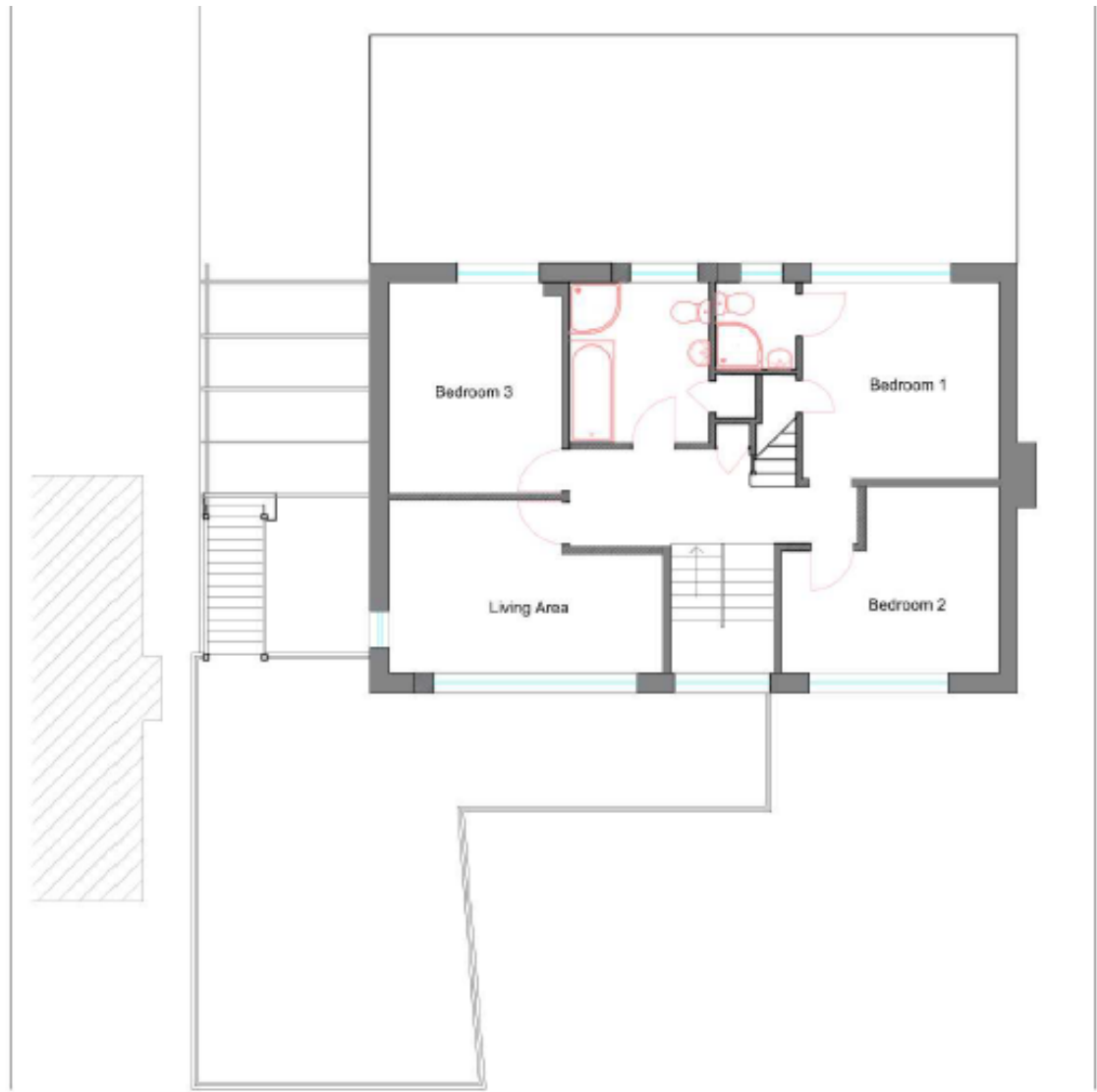


EXISTING FIRST FLOOR

Existing floor plan

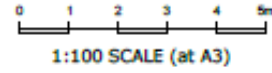


PROPOSED GROUND FLOOR

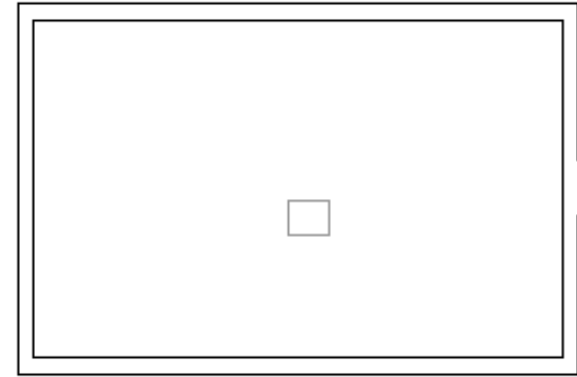


PROPOSED FIRST FLOOR

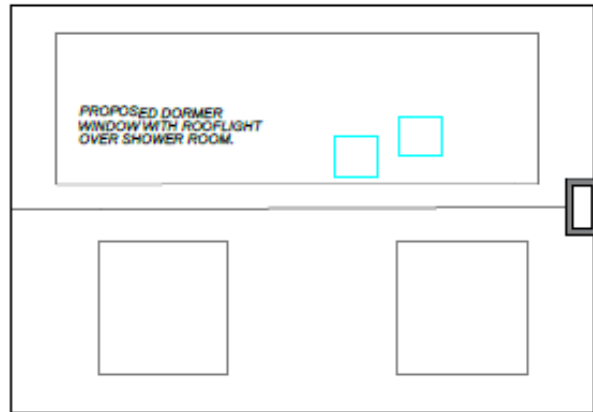
Proposed floor plan



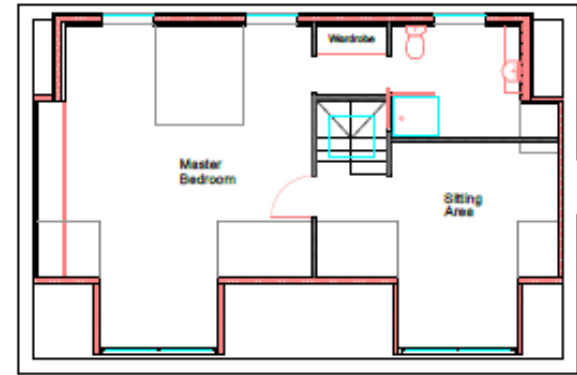
EXISTING ROOF PLAN



EXISTING ATTIC SPACE



PROPOSED ROOF PLAN



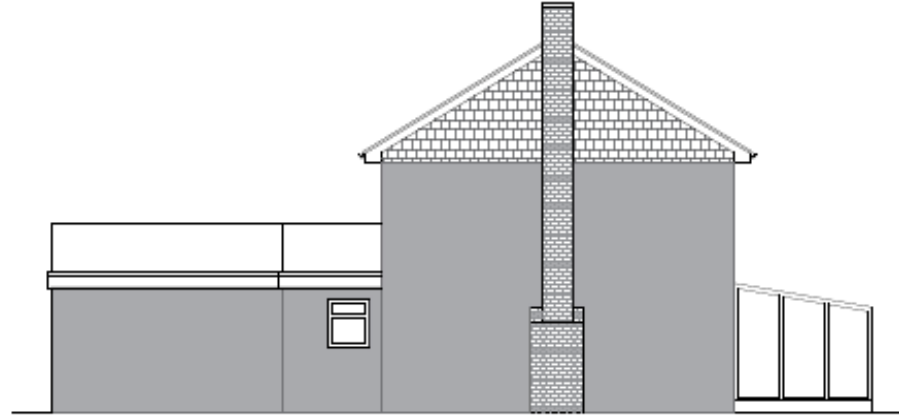
PROPOSED ATTIC PLAN

Roof Plan

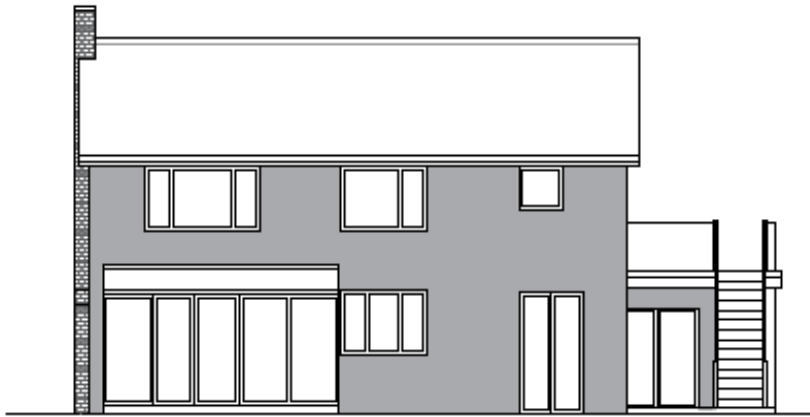
1:100 SCALE (BT A3)



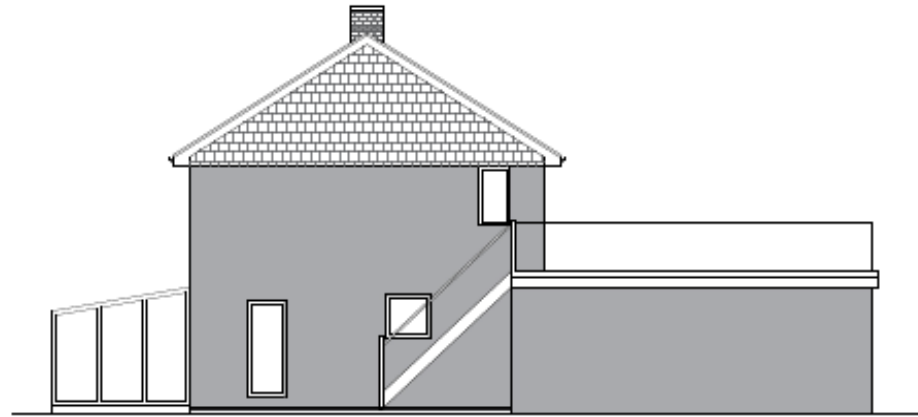
SOUTH ELEVATION - EXISTING



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Existing Elevations

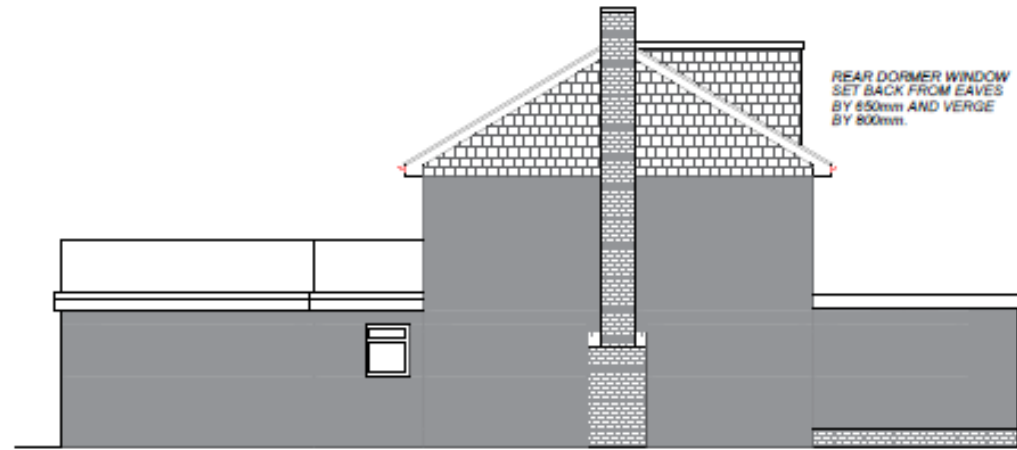




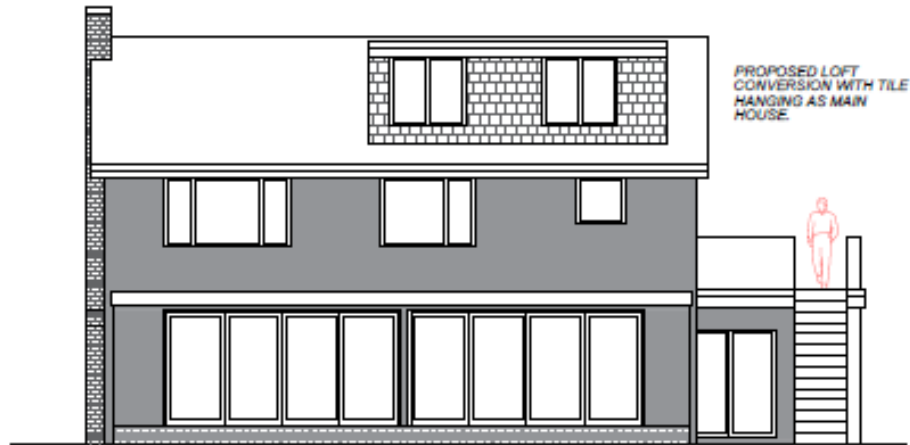
Proposed Elevations



SOUTH ELEVATION - PROPOSED

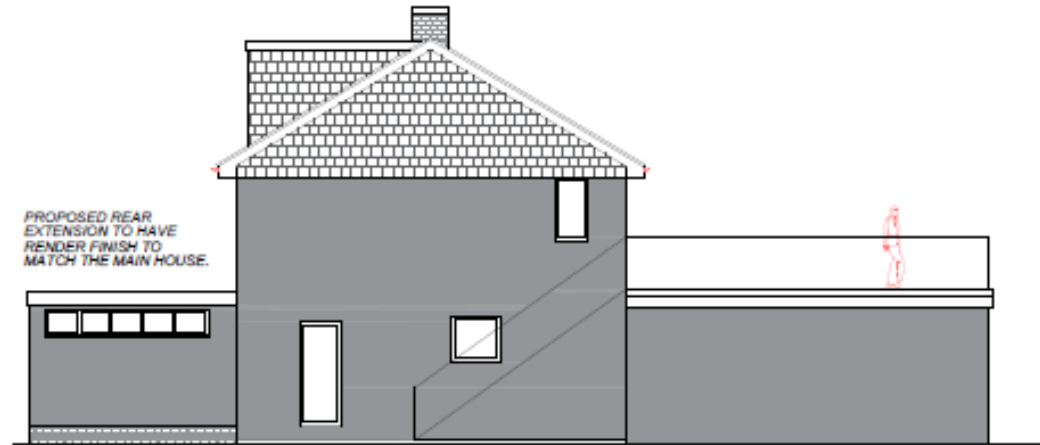


EAST ELEVATION



NORTH ELEVATION - PROPOSED

SINGLE STOREY REAR EXTENSION WITH EAVES OF 2.85m AND RIDGE OF 2.9m.



WEST ELEVATION

Differences include; the size of the rear dormer (still PD) and additional dormers to the front, materials, side canopy and planter.



















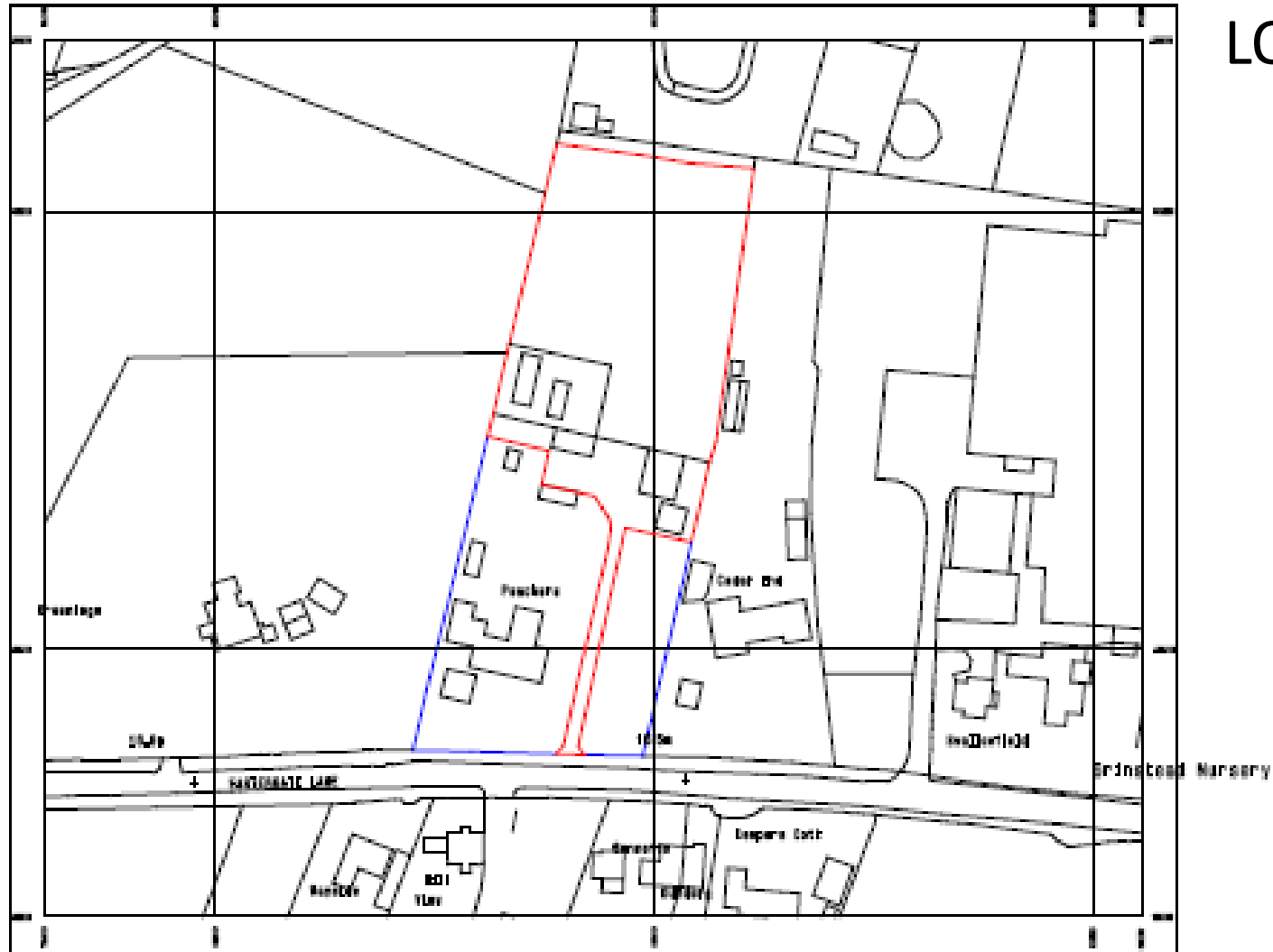
# BN/151/20/PL

Erection of 1 No. 4 bedroom detached dwelling with detached carport (resubmission following BN/46/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwelling & is a Departure from the Development Plan

Land at rear of Poachers  
Eastergate Lane



# LOCATION PLAN

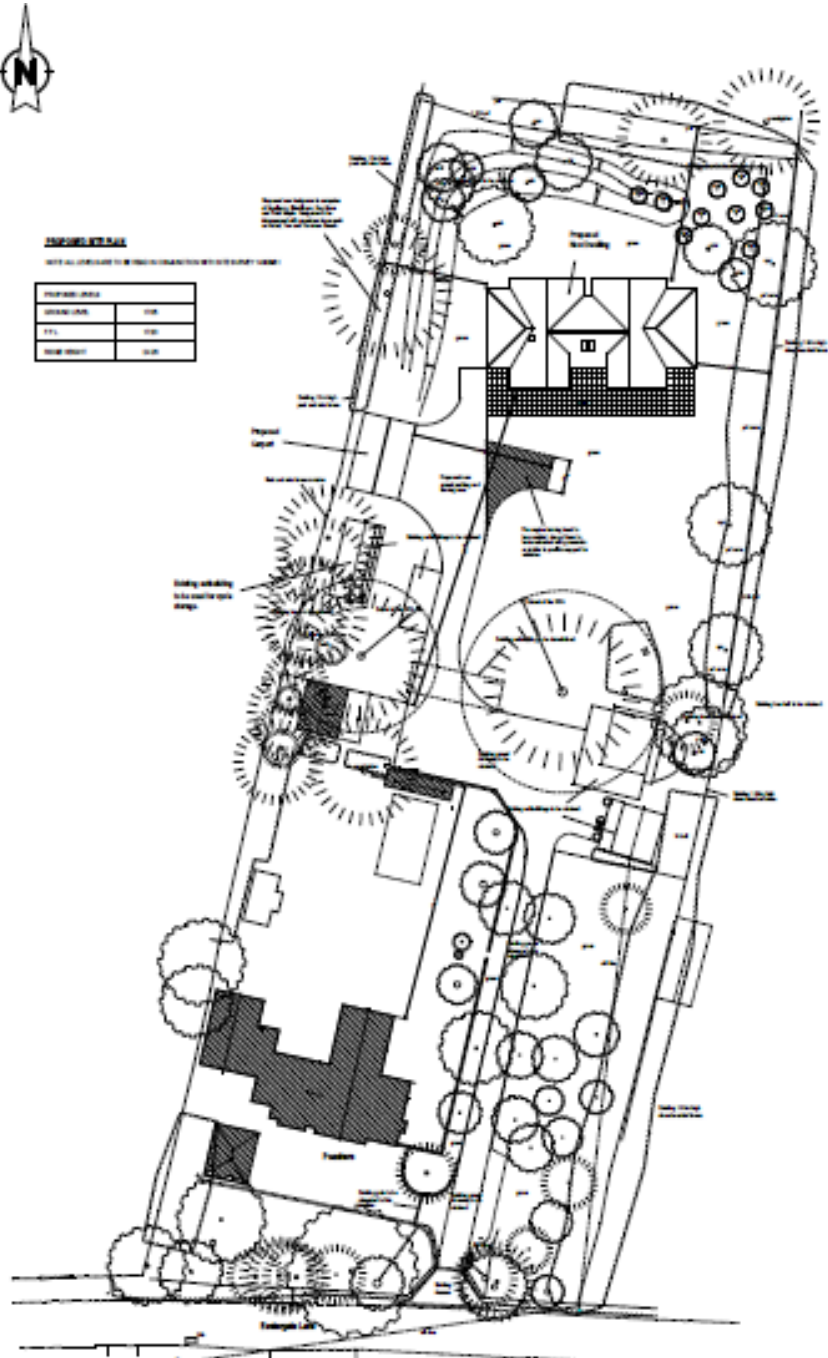


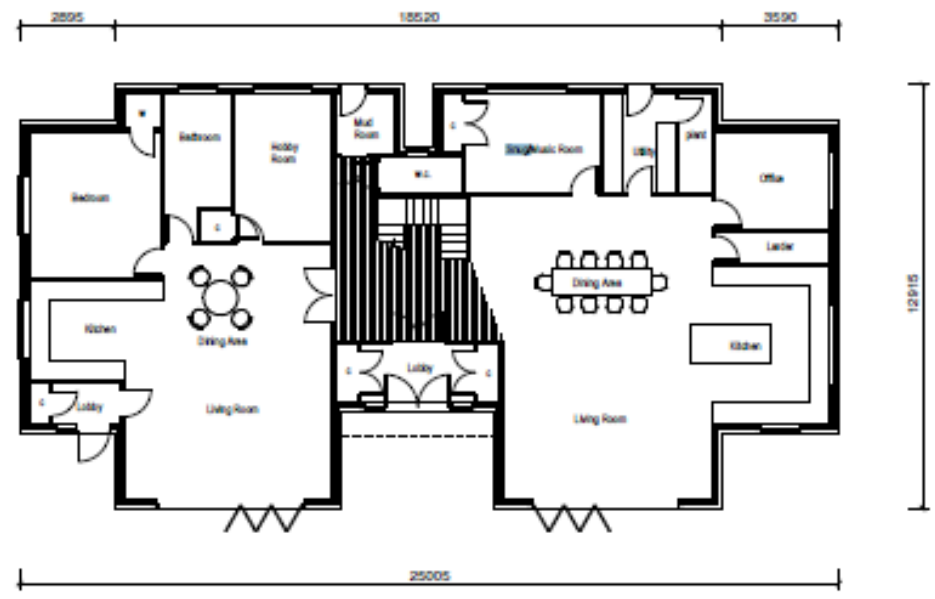
Information on this map is provided for general information only. It is not intended to be used as a legal document. The Council is not responsible for any loss or damage arising from its use.

Scale

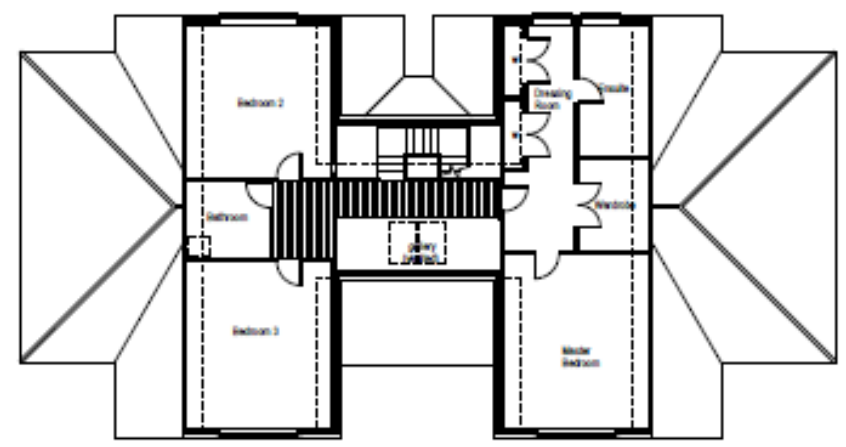


# PROPOSED SITE PLAN





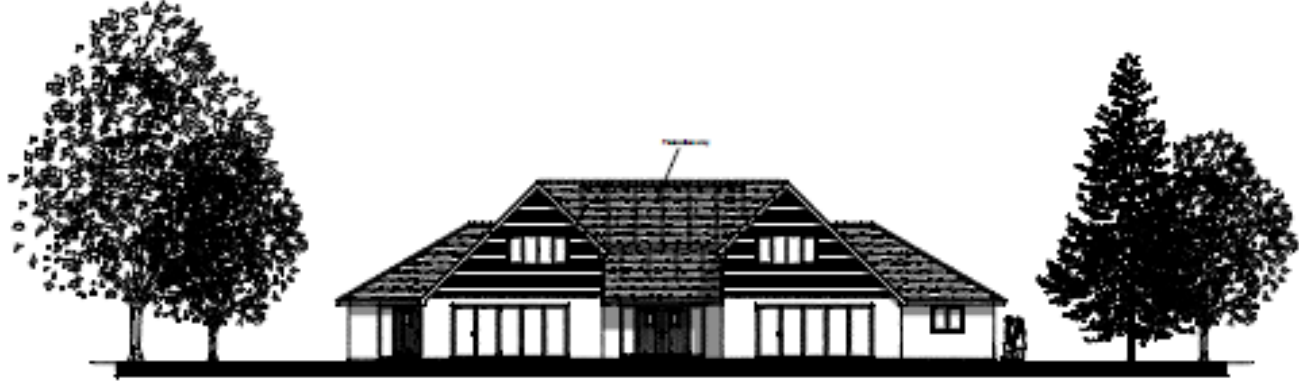
GROUND FLOOR - 250m<sup>2</sup>



FIRST FLOOR - 133m<sup>2</sup>







FRONT SOUTH ELEVATION



SIDE EAST ELEVATION

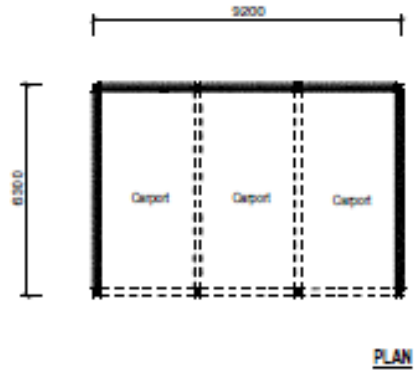


SIDE WEST ELEVATION

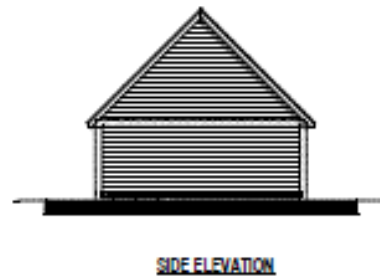
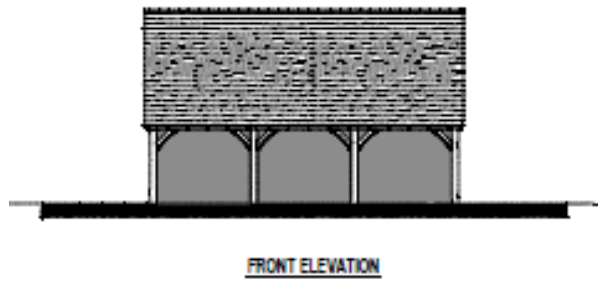
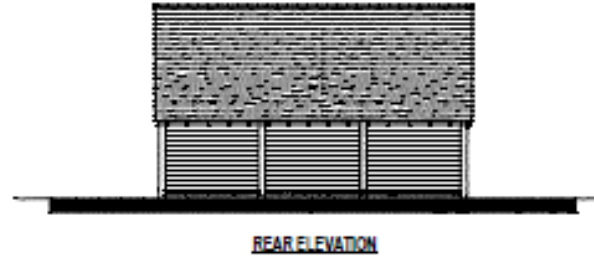


REAR NORTH ELEVATION





# PROPOSED CAR PORT





Aerial view of proposed site











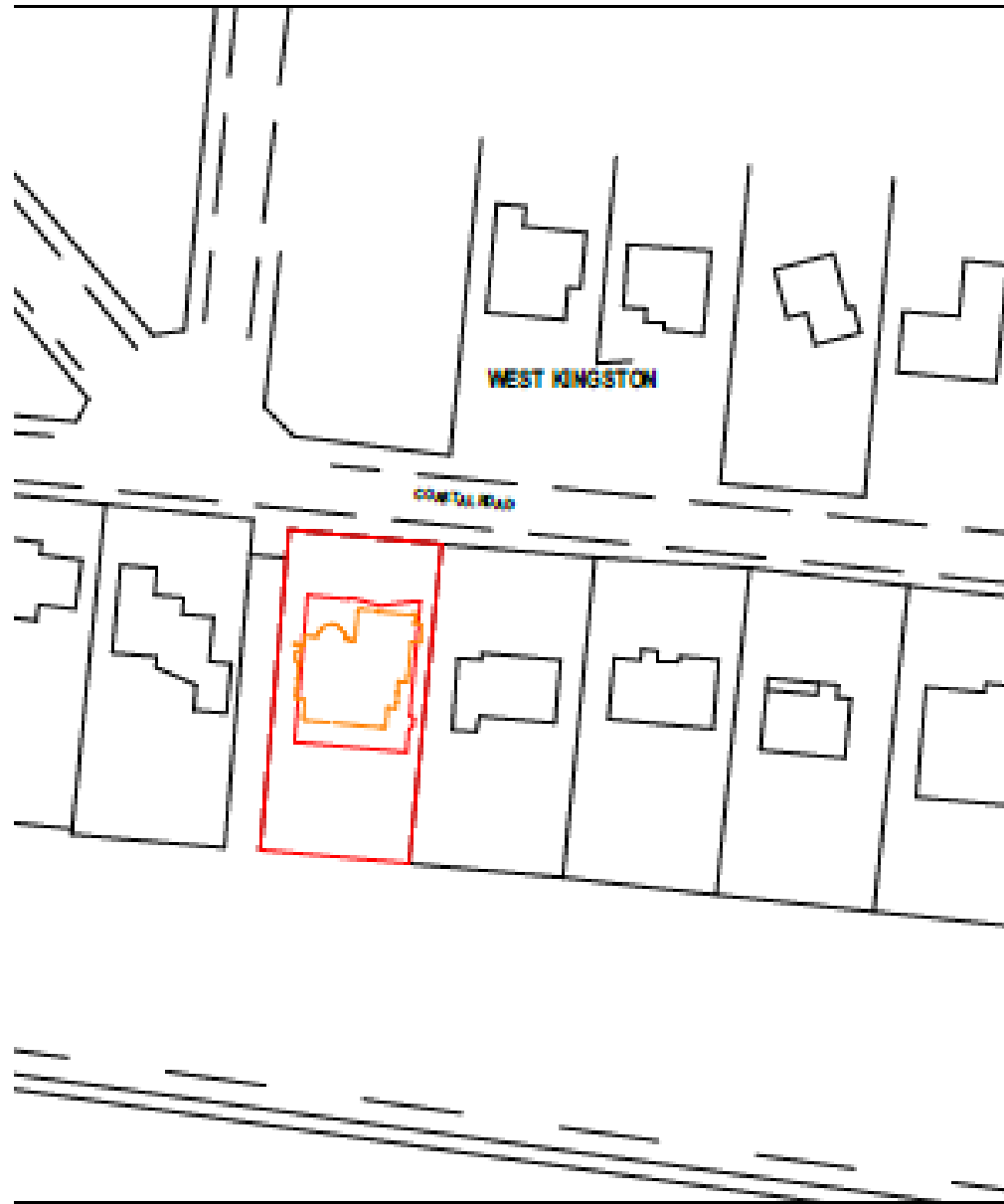




# K/55/20/PL

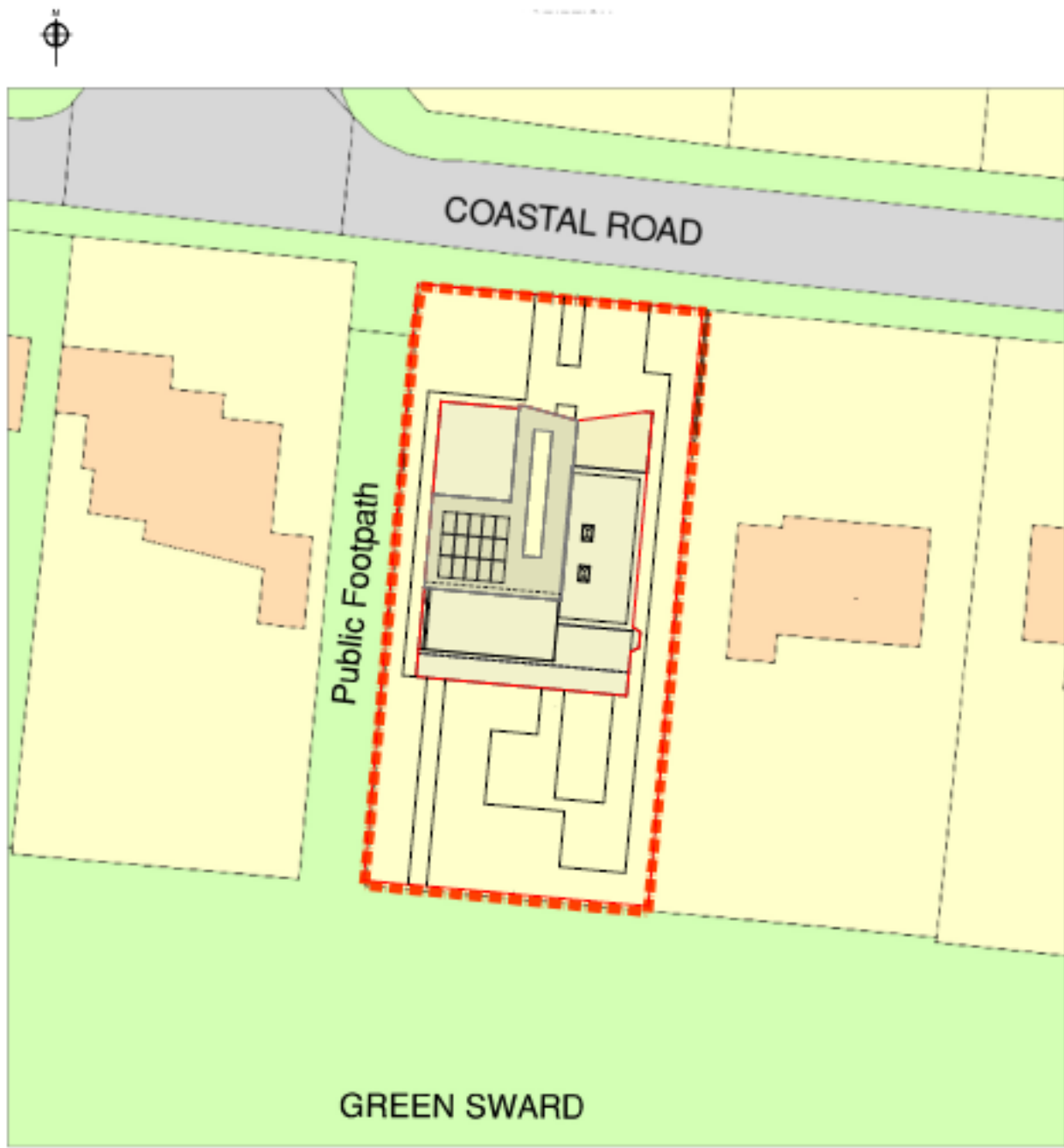
57 Coastal Road, Kingston

Demolition & erection of 1 No. dwelling. This application is in CIL Zone 4 and is CIL Liable as new dwelling..



Location Plan



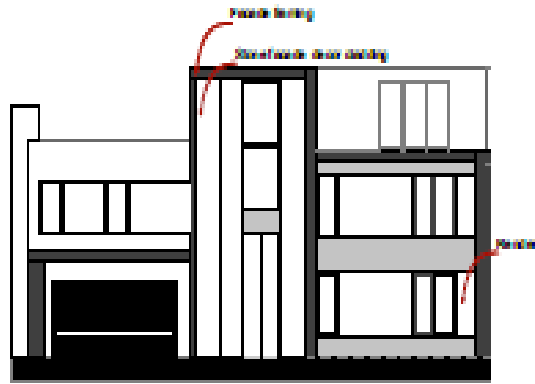


LOCATION PLAN  
1:1250

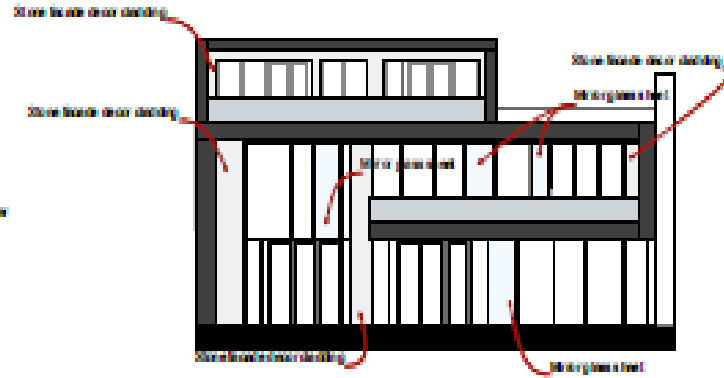
Block Plan



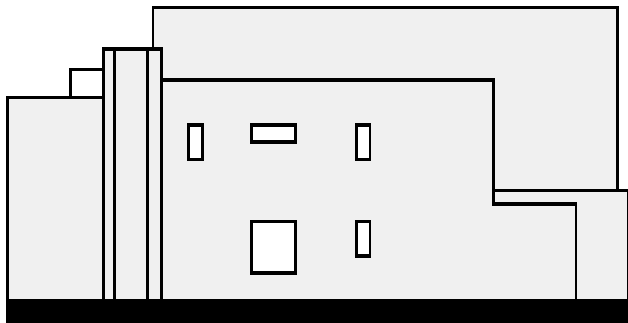




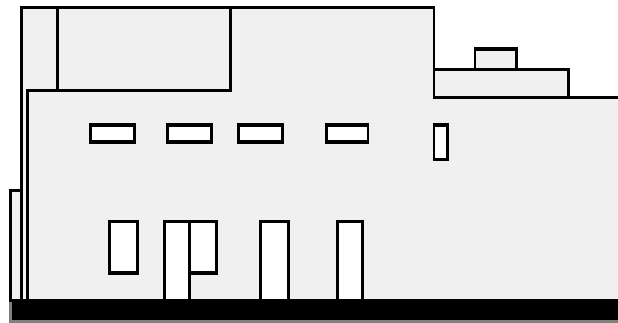
East Elevation



East Elevation

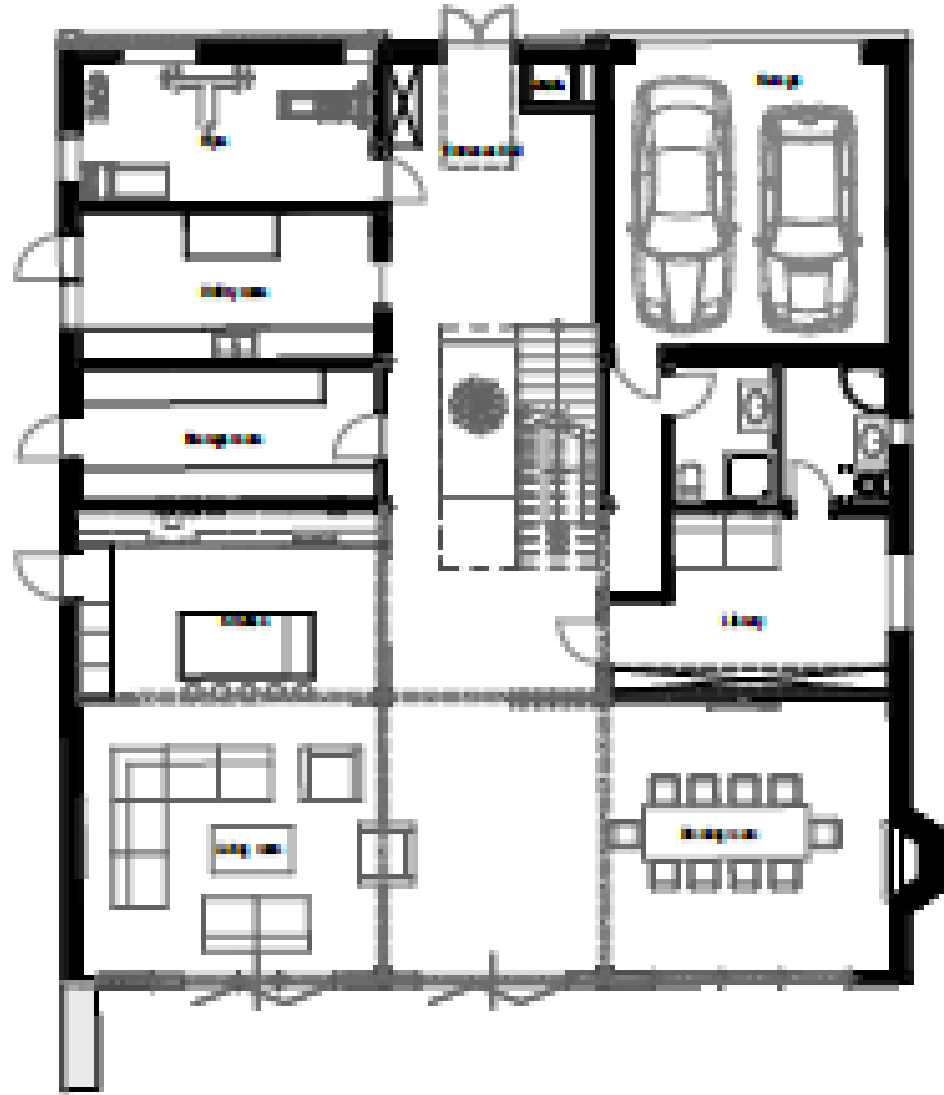


East Elevation



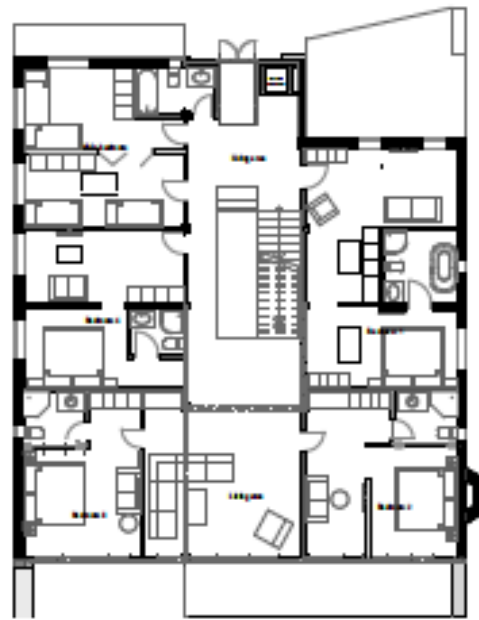
East Elevation

Elevations

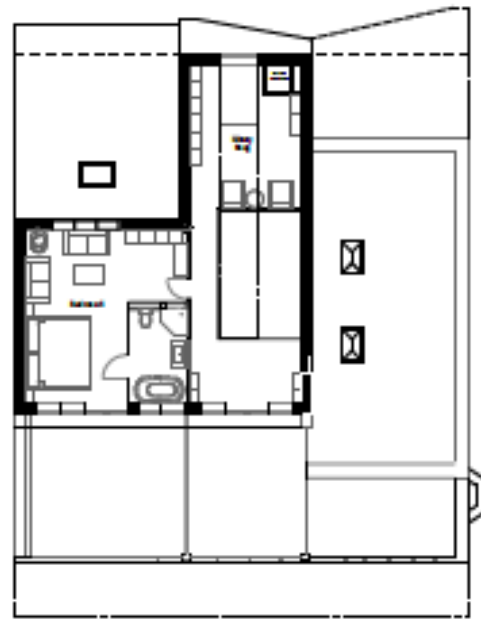


Ground Floor

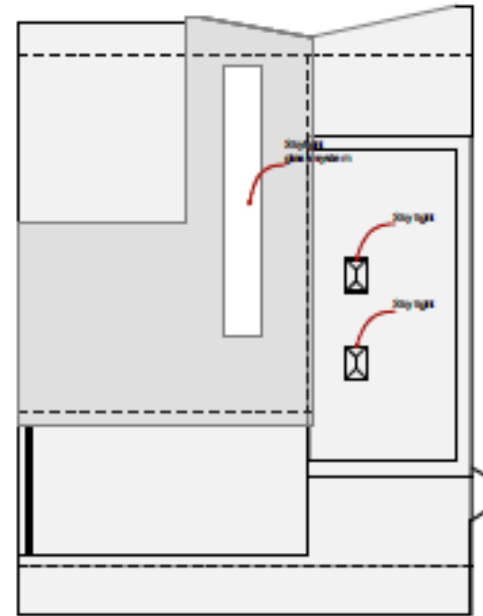
Proposed Ground Floor Plan



First floor



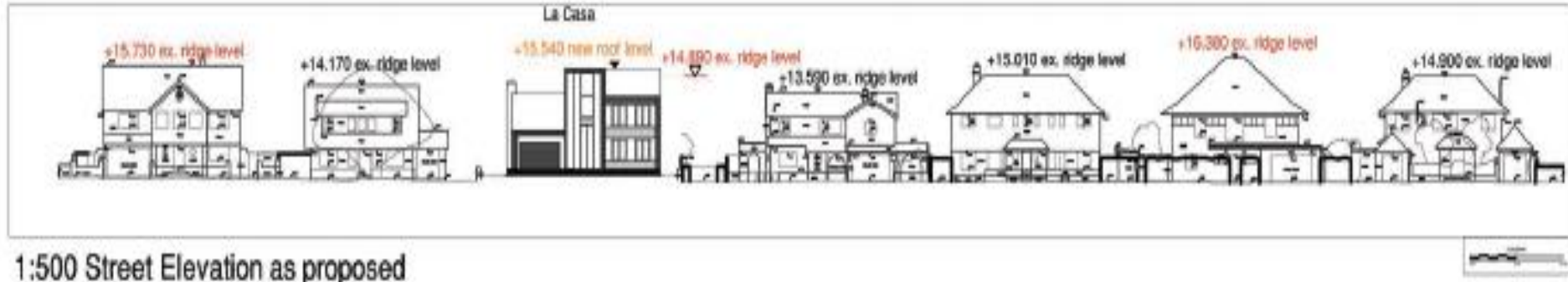
Second floor



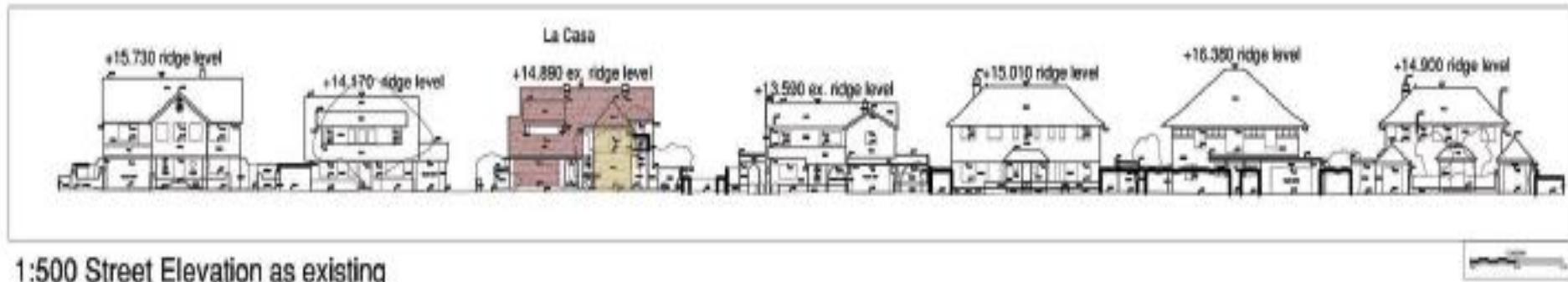
Roof plan

Proposed First, Second and Roof Plan





1:500 Street Elevation as proposed



1:500 Street Elevation as existing





2021.02.24 11:42





2021.01.14 11:49





2021.01.14 11:47





2021.01.14 11:50

Southern Side of Coastal Road





Page 505

45 Coastal Road

2021.01.14 11:46



45 Costal Road

02 03 2021







Page 58

39 Costal Road

02 03 2021







49 Coastal Road

2021.02.24 11:43





29 Costal Road

02 03 2021





23 Costal Road

02 03 2021





11 Costal Road

02 03 2021







5 Costal Road

02 03 2021



3 Costal Road

02 03 2021



Northern Side of Costal Road



Page 66

2 Costal Road

02 03 2021







14 Costal Road

02 03 2021





50 Costal Road

02 03 2021



# LU/13/21/PL

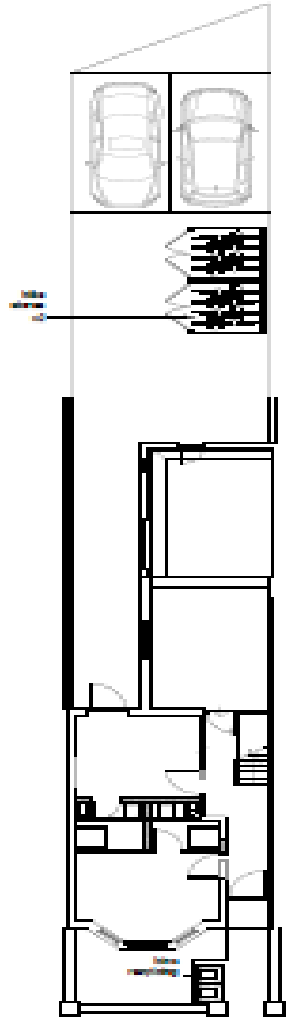
125 Bayford Road, Littlehampton

Change of use of existing single dwellinghouse (C3) to  
an 8-bedroom House in Multiple Occupation (Sui  
Generis).

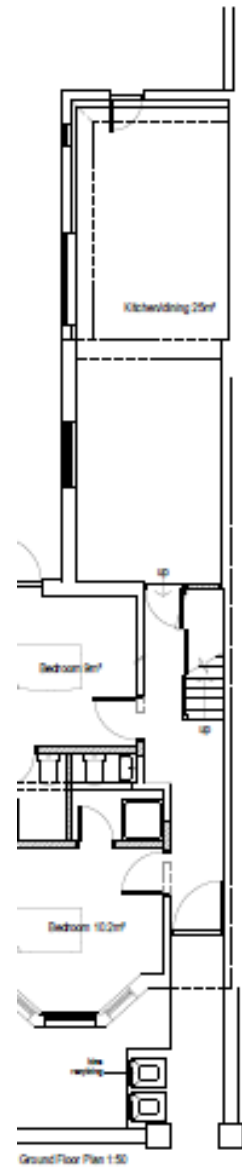


Location Plan



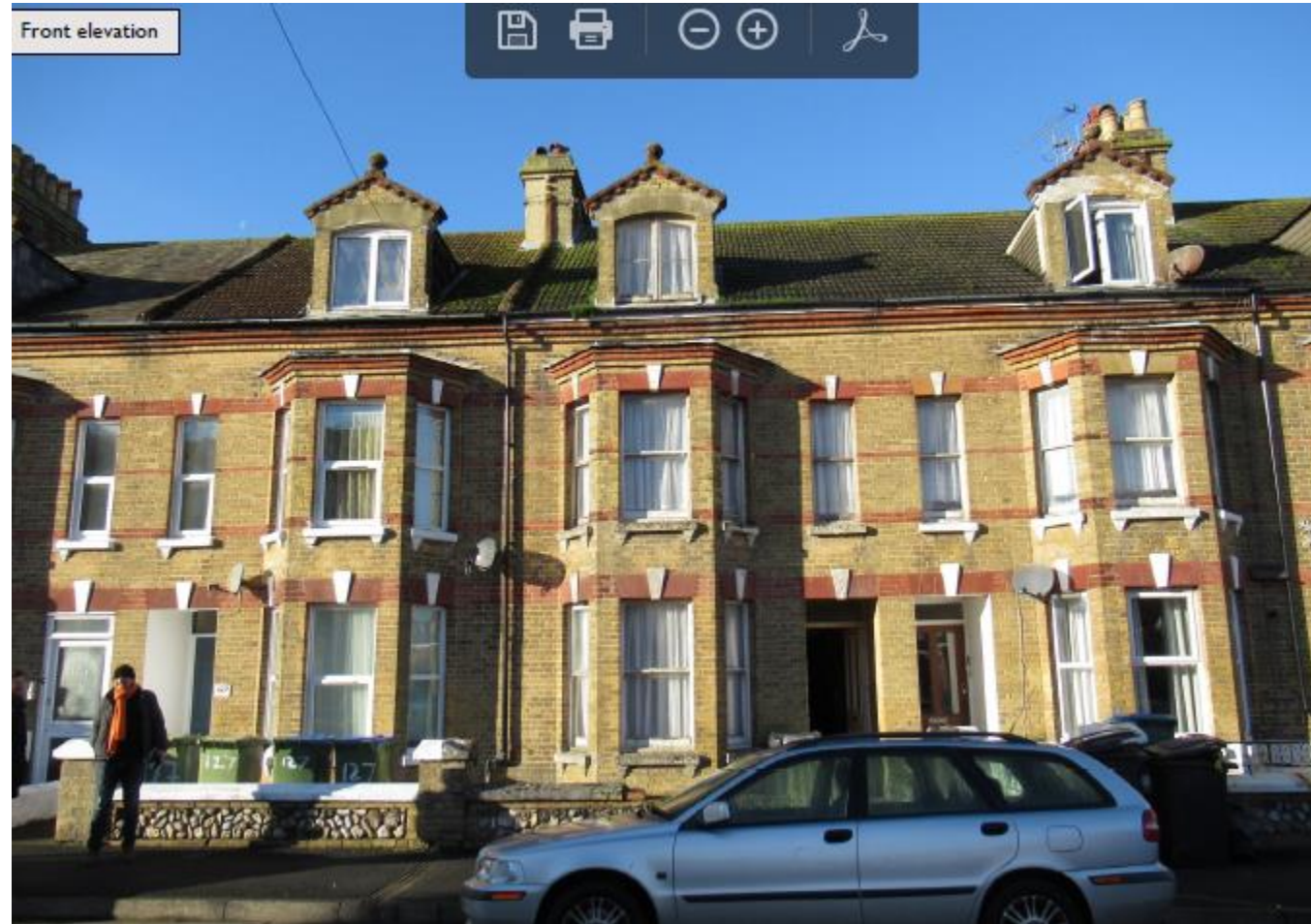


Proposed Site Plan plan 1:100



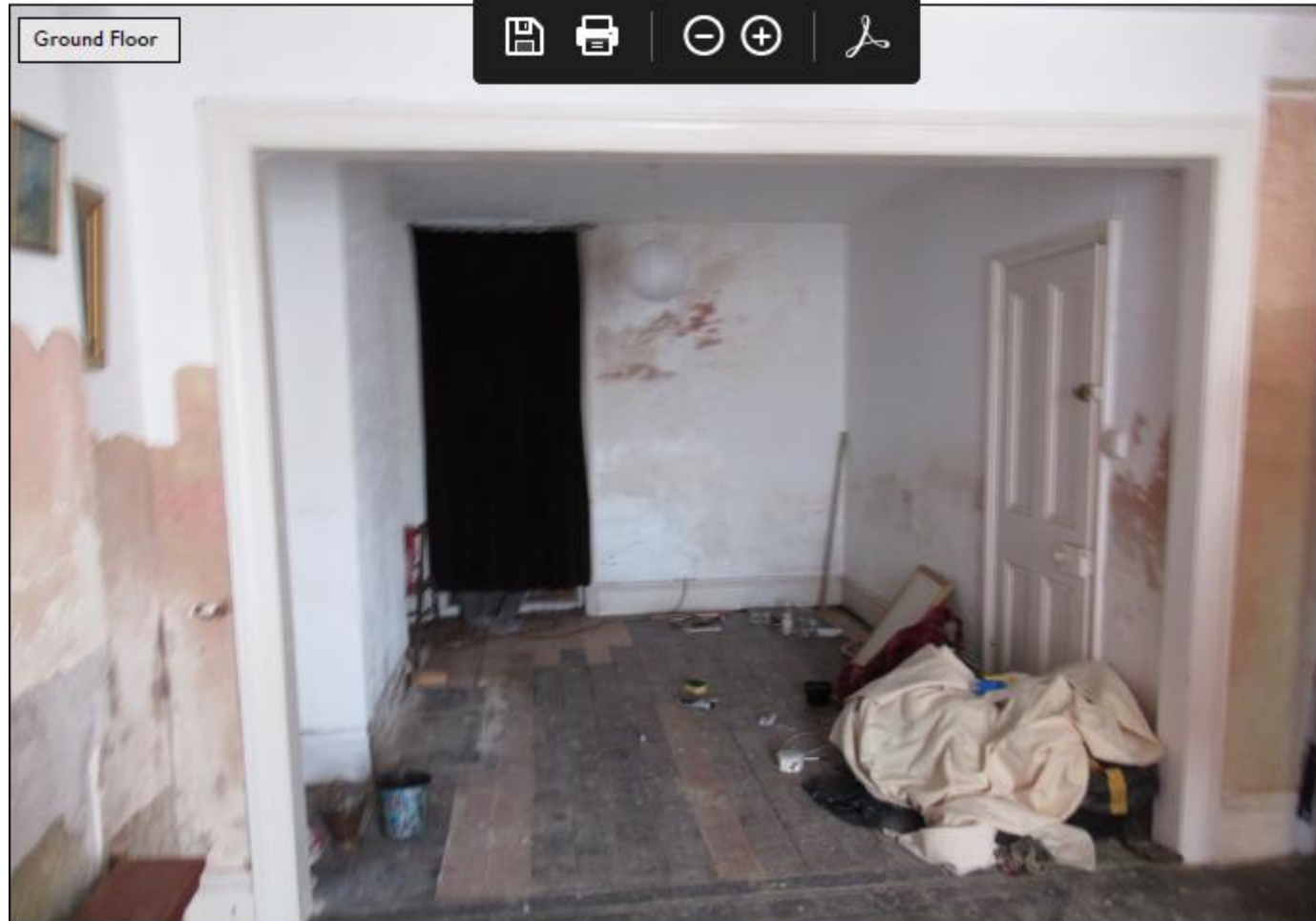
Proposed Ground Floor Plan



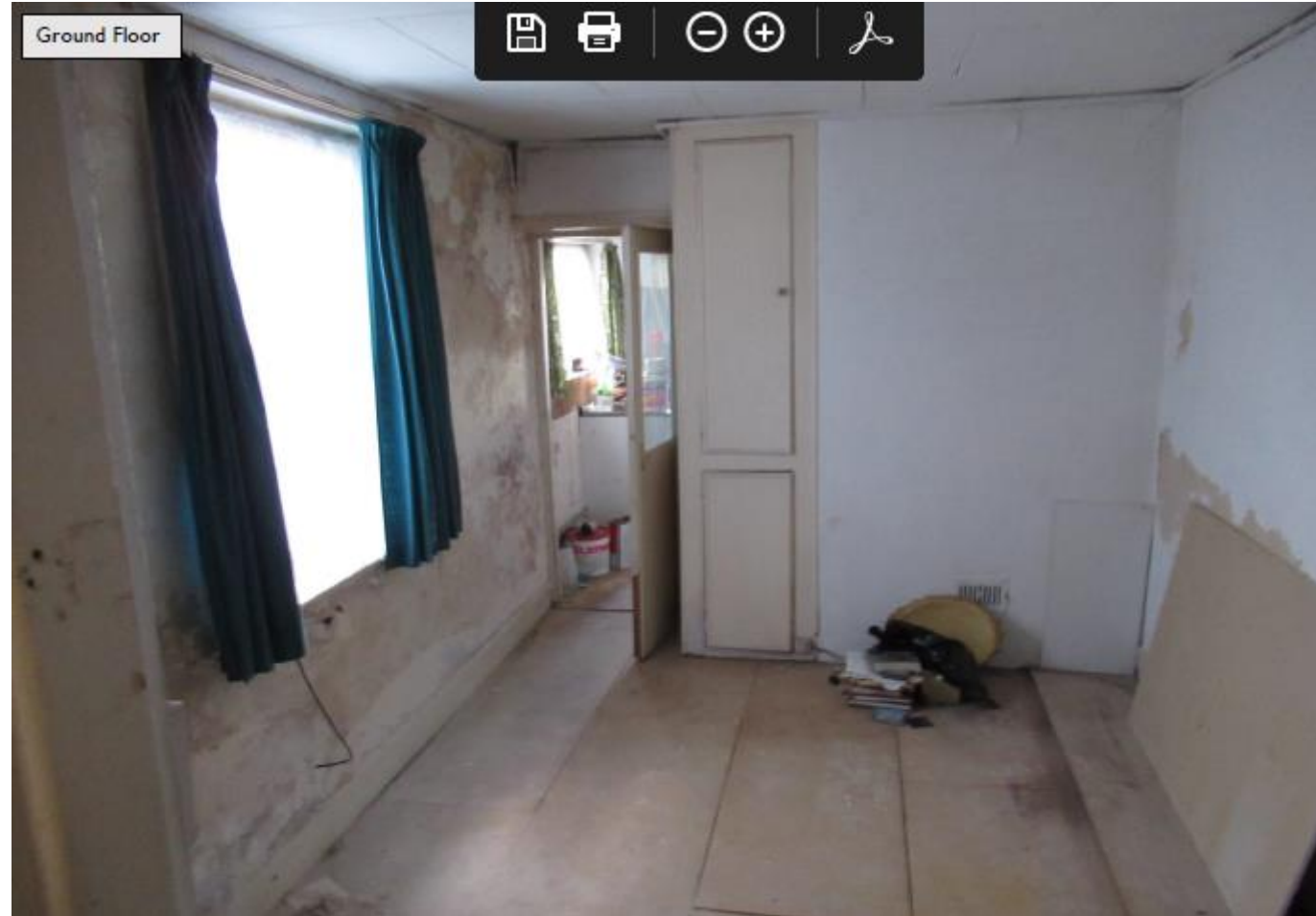


Rear garden and parking area









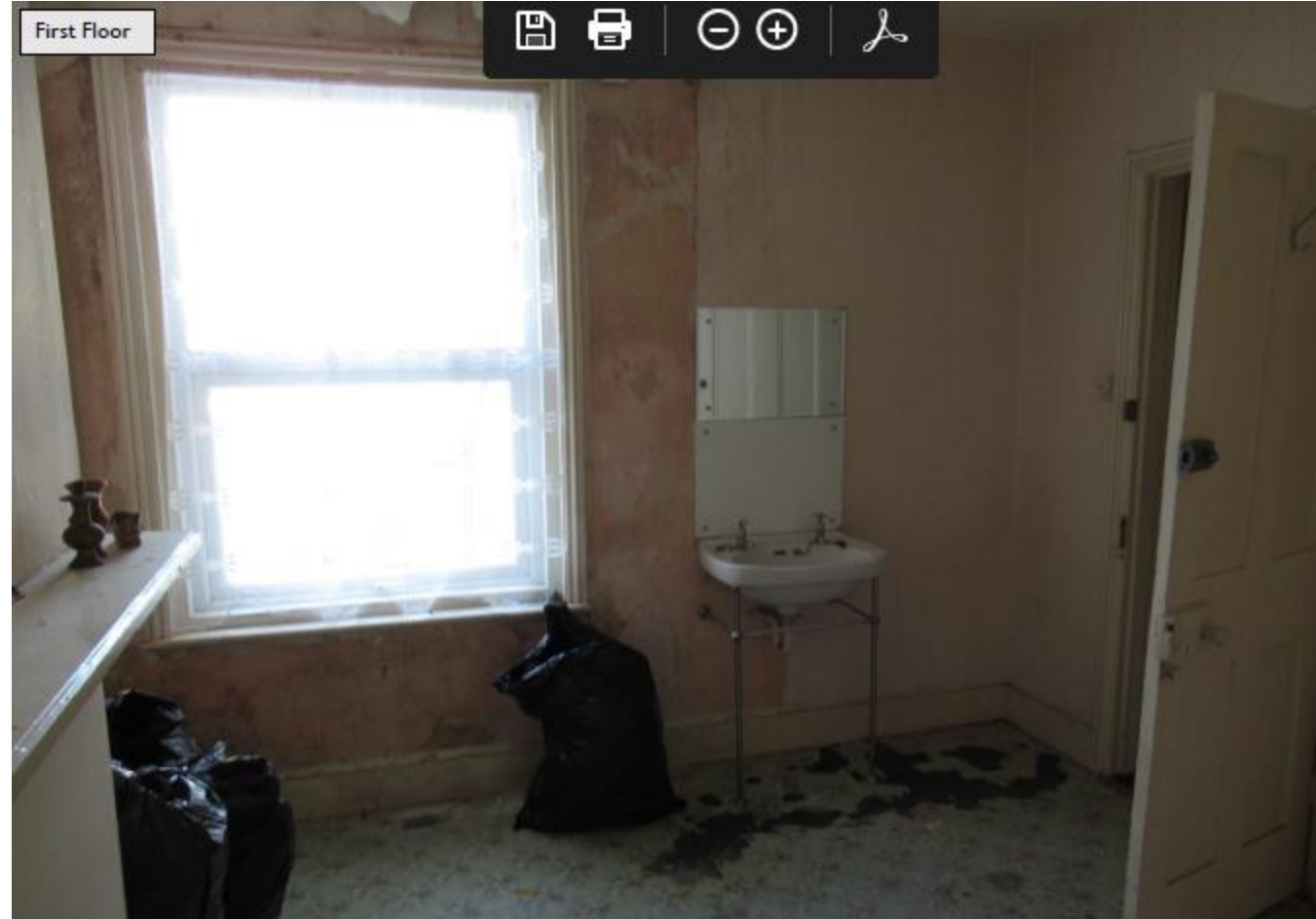




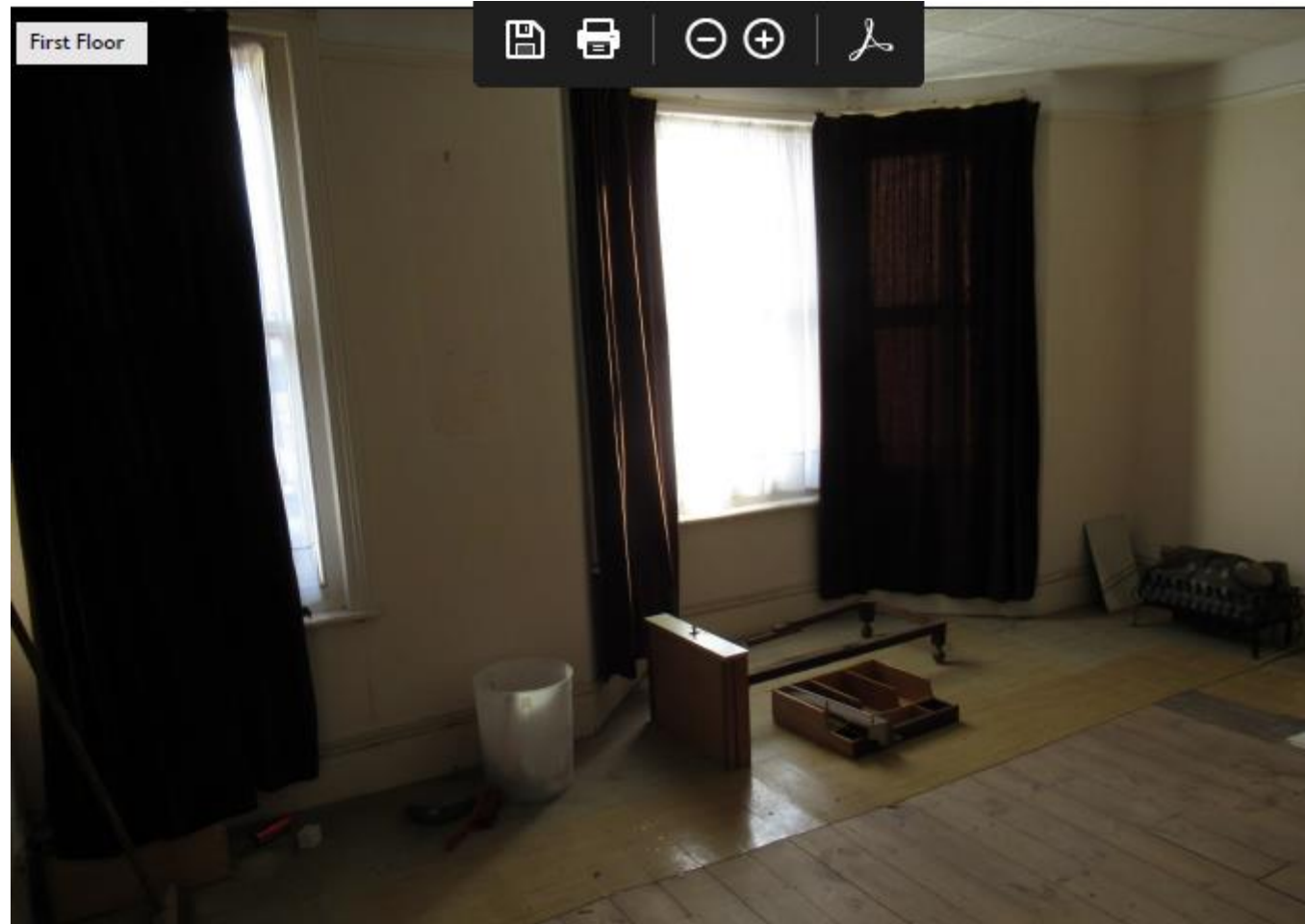








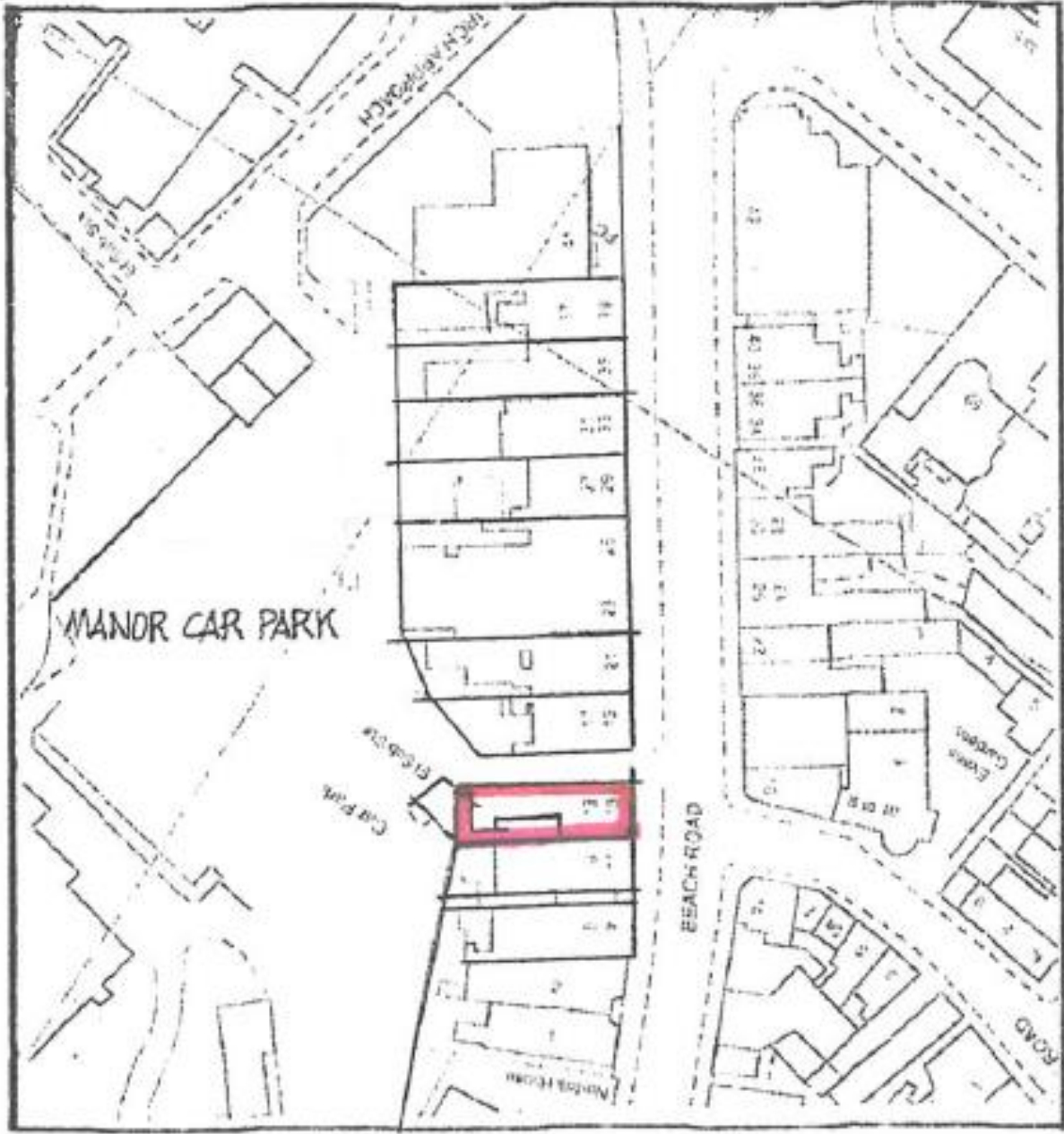




# LU/295/20/PL

15 Beach Road, Littlehampton

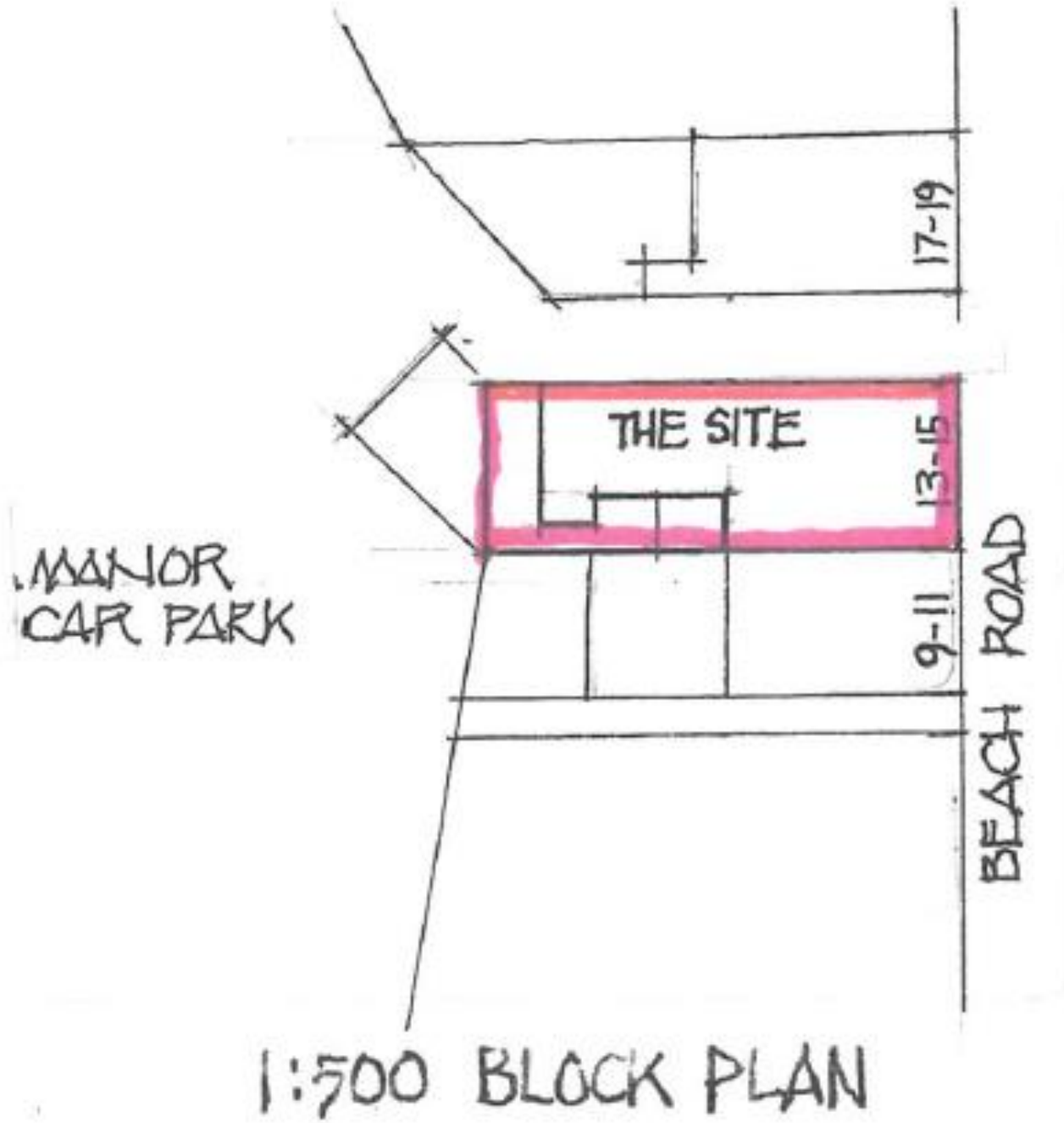
Full planning application incorporating permitted change of use of part of existing office (A2 Professional & Financial Services) & use to form 2 No. dwellings (C3 Dwelling houses) on the two upper floors (resubmission following LU/107/20/PL). This site is in CIL Zone 4 (Zero Rated) as flats.

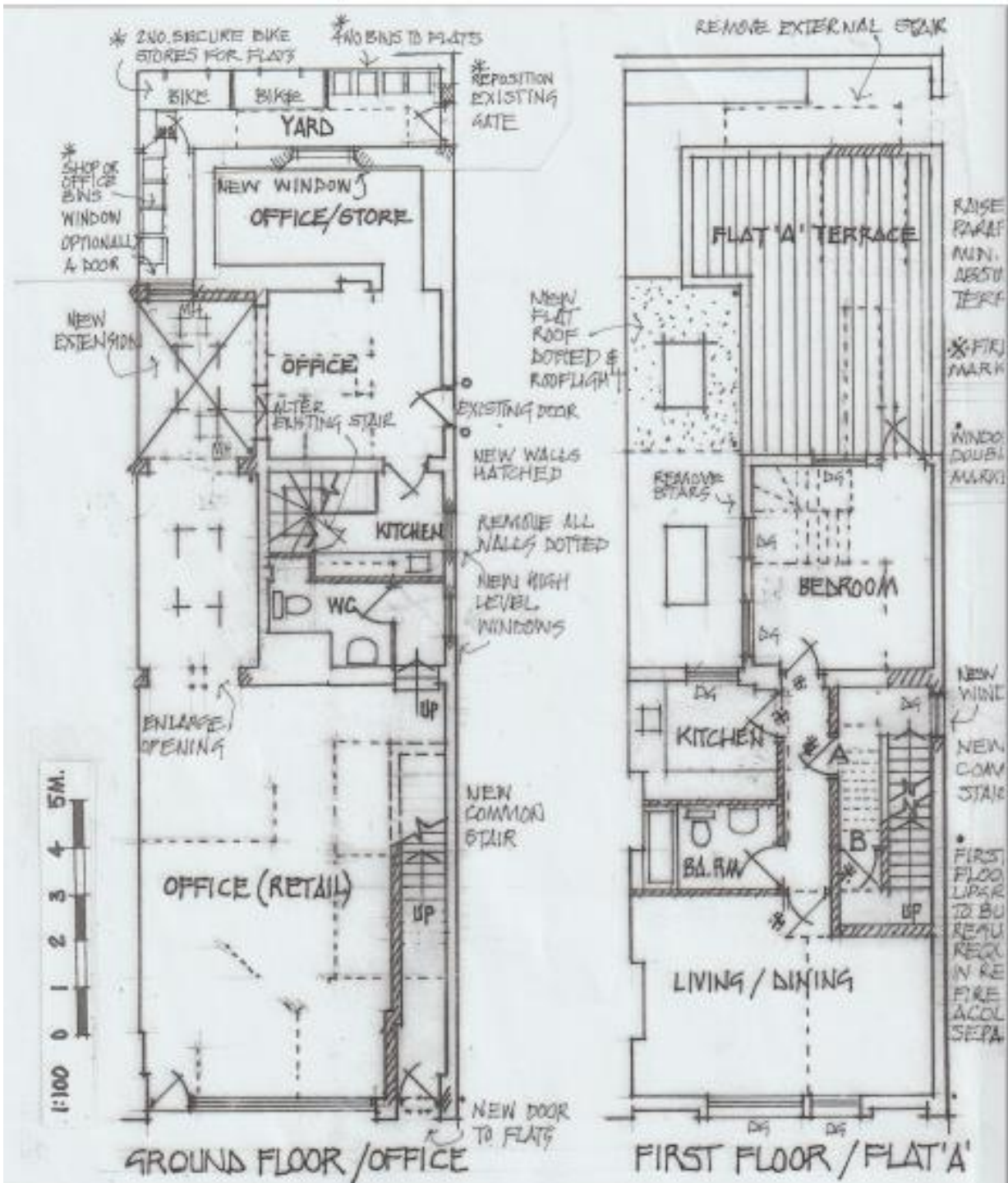


1:1250 LOCATION PLAN









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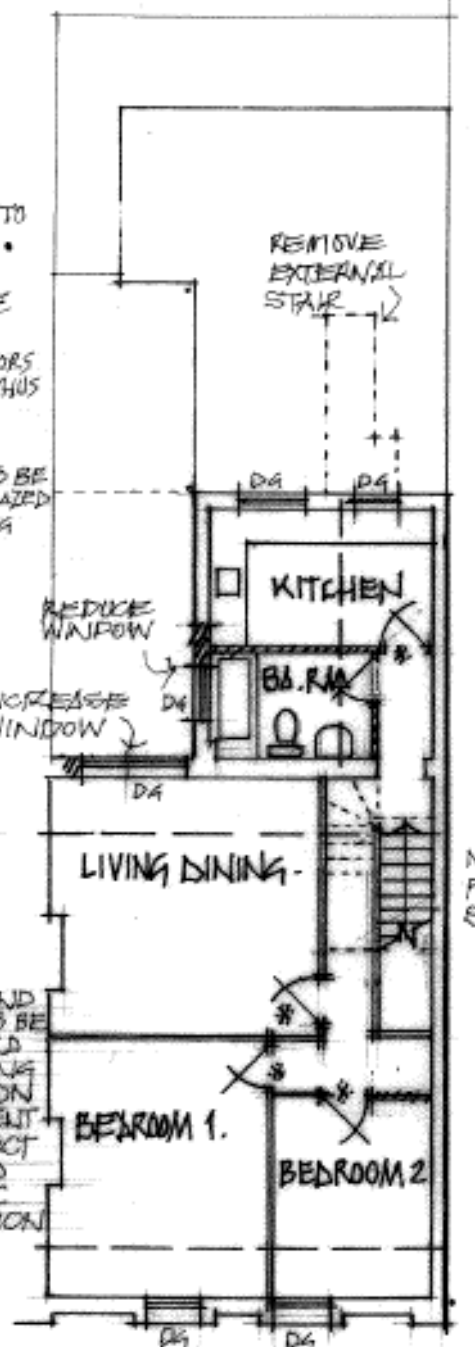
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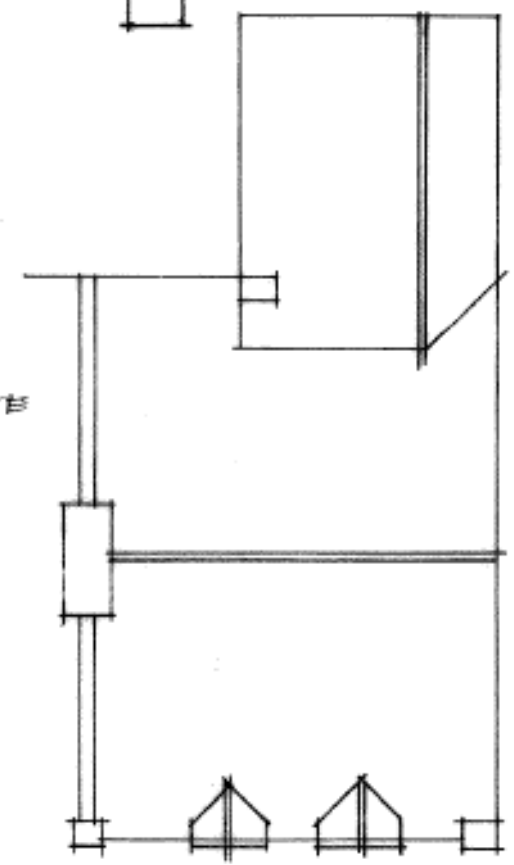


SECOND FLOOR/FLAT 'B'

NOTE:  
THIS DRAWING IS FOR PLANNING PURPOSES ONLY.  
DETAILED SITE INVESTIGATIONS TO BE UNDERTAKEN  
PRIOR TO ANY WORKS COMMENCING ON SITE  
NO STRUCTURAL WORKS TO BE UNDERTAKEN  
WITHOUT ENGINEER'S AGREEMENT  
NO WORKS TO COMMENCE PRIOR TO PLANNING CONSENT  
AND COMPLIANCE WITH PLANNING CONDITIONS



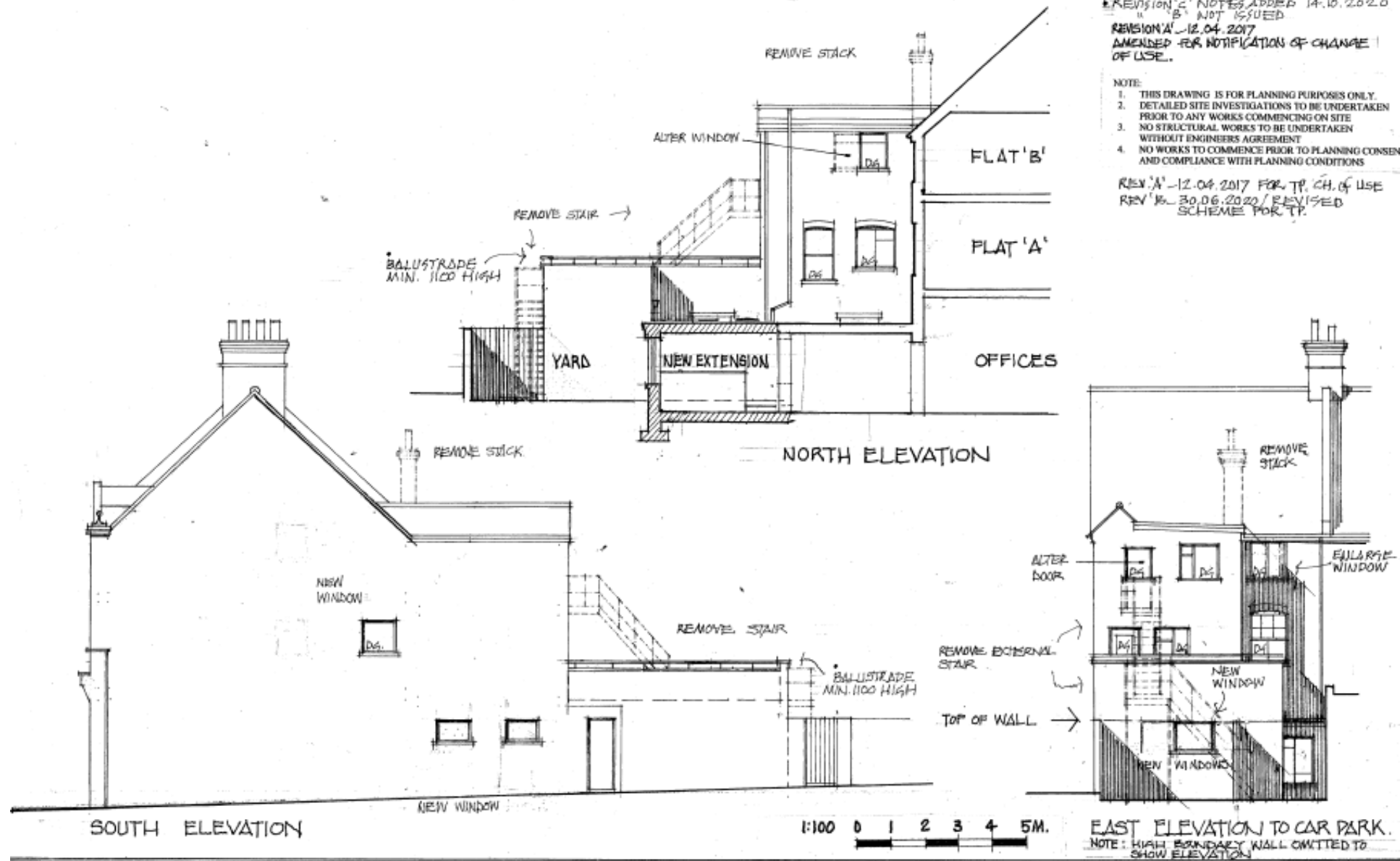
BASEMENT UNDER GROUND FLOOR KITCHEN



ROOF PLAN







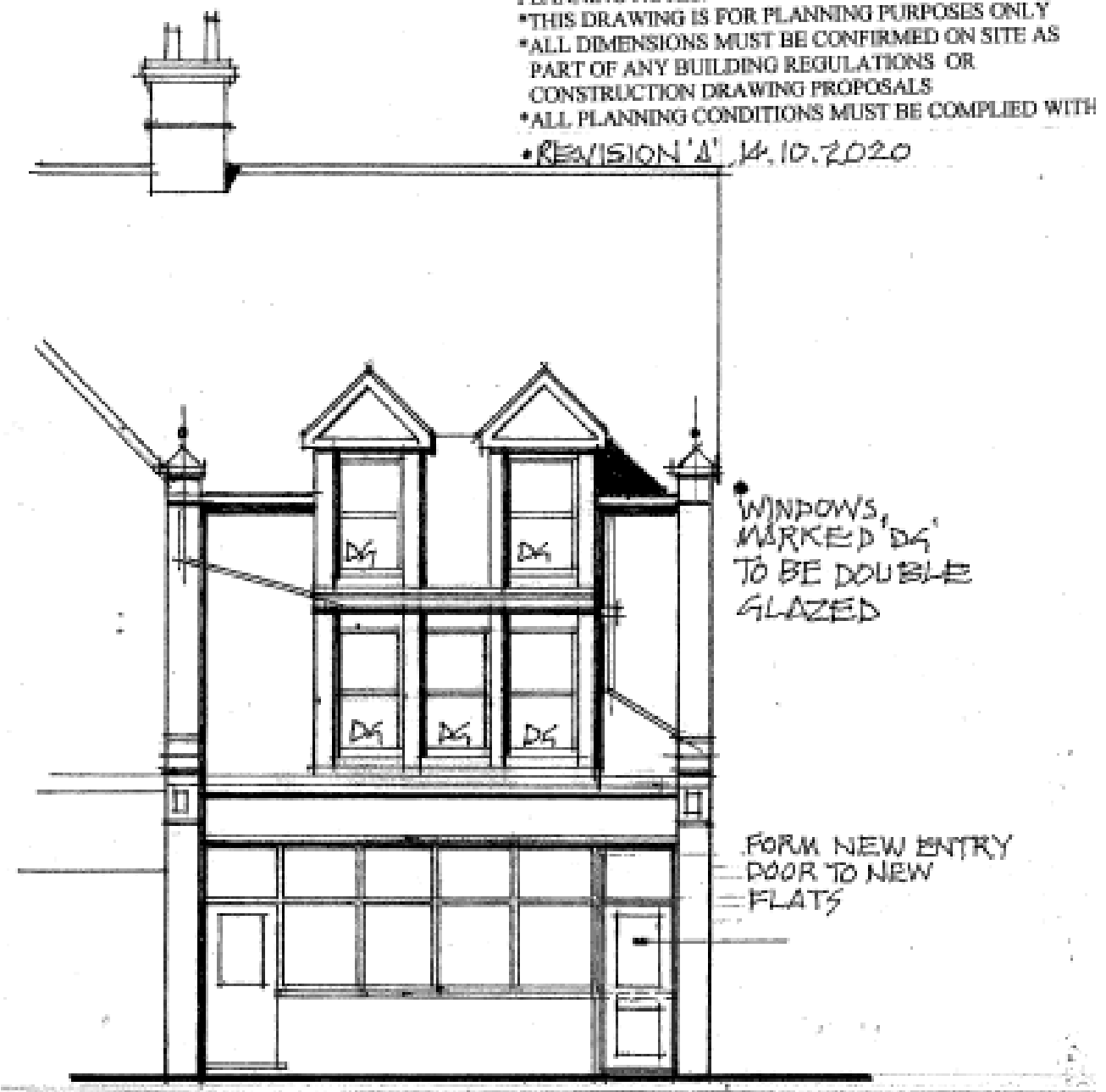
\*REVISION 'C' NOTES ADDED 14.10.2020  
 "B" NOT ISSUED  
 REVISION 'A' - 12.04.2017  
 AMENDED FOR NOTIFICATION OF CHANGE OF USE..

NOTE:  
 1. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.  
 2. DETAILED SITE INVESTIGATIONS TO BE UNDERTAKEN PRIOR TO ANY WORKS COMMENCING ON SITE  
 3. NO STRUCTURAL WORKS TO BE UNDERTAKEN WITHOUT ENGINEERS AGREEMENT  
 4. NO WORKS TO COMMENCE PRIOR TO PLANNING CONSENT AND COMPLIANCE WITH PLANNING CONDITIONS

REV 'A' - 12.04.2017 FOR TP, CH. OF USE  
 REV 'B' - 30.06.2020 / REVISED SCHEME FOR TP.

Proposed Elevations





FRONT ELEVATION PROPOSED / BEACH ROAD









# LU/327/20/PL

38 Arundel Road, Littlehampton

Application under Regulation 3 of the Town and Country Planning (General Regulations) 2015 for the change of use of single dwellinghouse to 2 No. residential apartments & associated external alterations. This site is in CIL Zone 4 (Zero Rated) as flats.

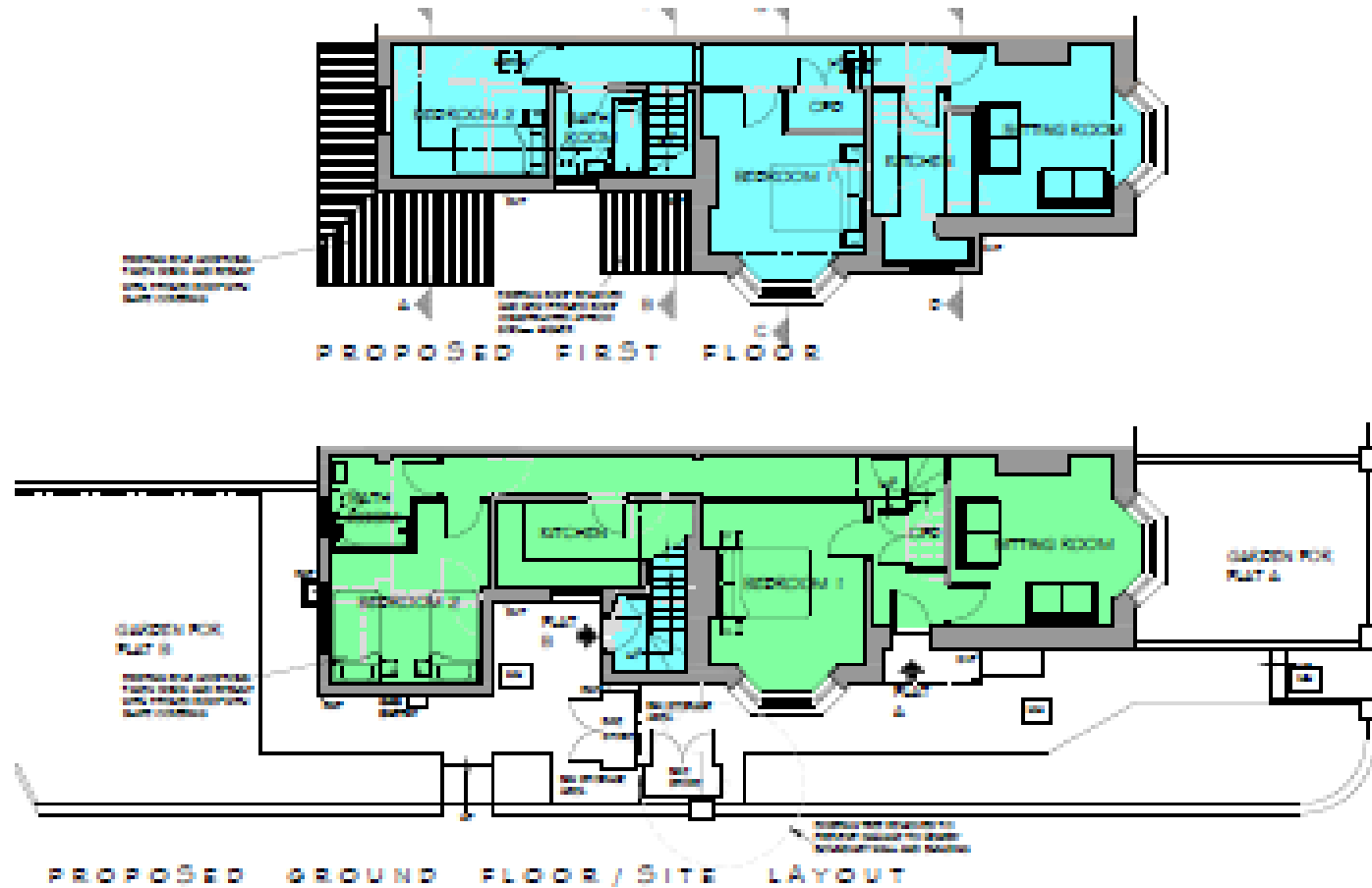




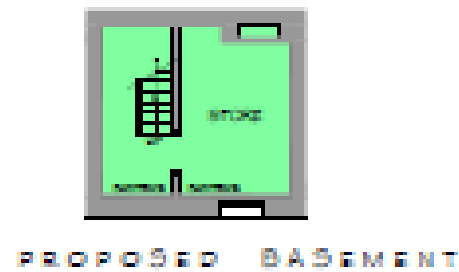
Block Plan







<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	<b>FLAT A - GROUND FLOOR - TWO BEDROOM FOUR PERSON</b>
	BASEMENT 15.7m <sup>2</sup> (169 sq ft)
	GROUND FLOOR 65.6m <sup>2</sup> (706 sq ft)
	<b>TOTAL 81.3m<sup>2</sup> (875 sq ft)</b>
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>	<b>FLAT B - FIRST FLOOR - TWO BEDROOM THREE PERSON</b>
	GROUND FLOOR 3.8m <sup>2</sup> (41 sq ft)
	FIRST FLOOR 67.1m <sup>2</sup> (723 sq ft)
	<b>TOTAL 70.9m<sup>2</sup> (764 sq ft)</b>





Proposed Ground Floor Plan



2021.02.24 11:21





2021.02.24

# P/1/21/PL

Land at Summer Lane, Paghham

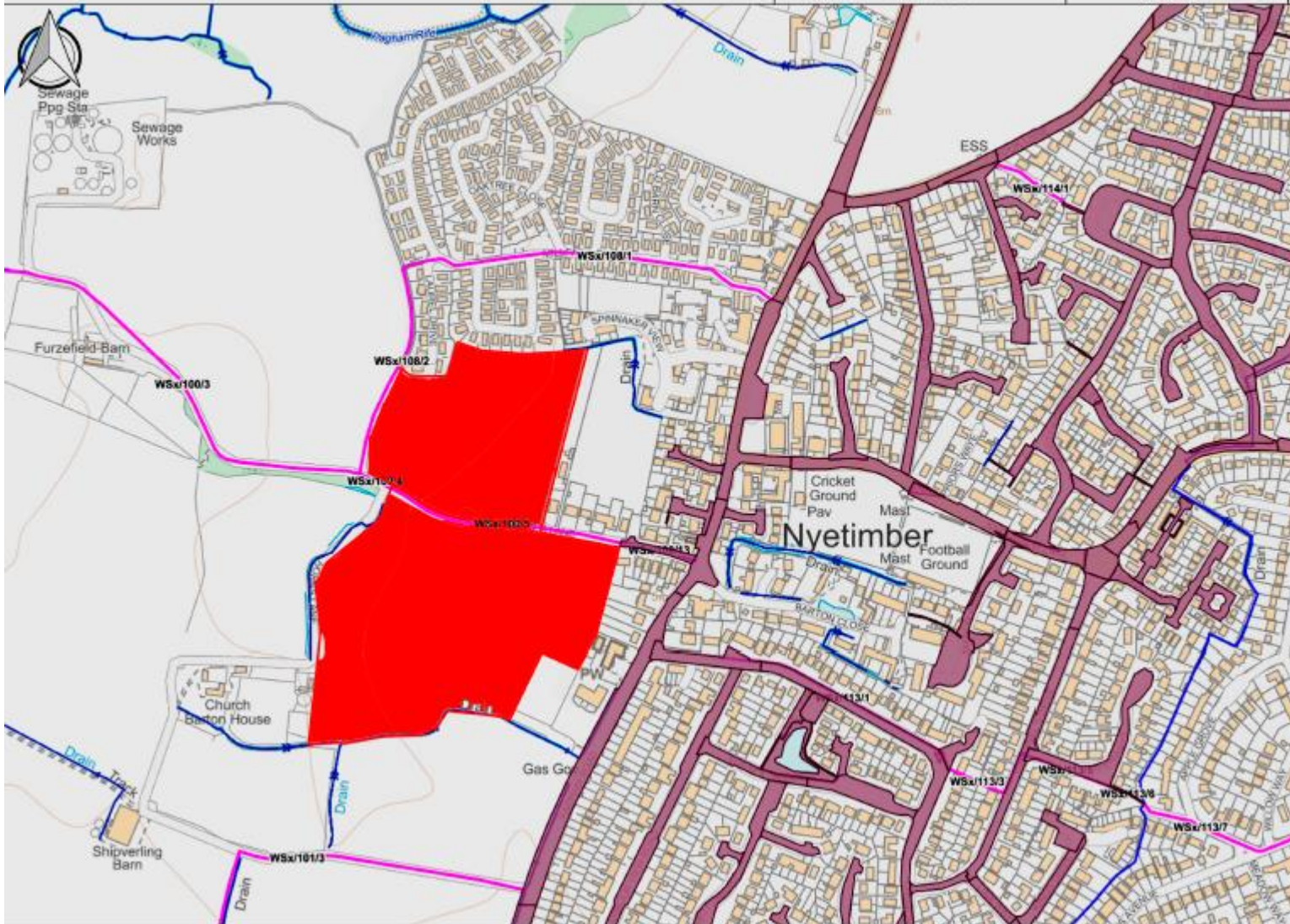
Material change of use of land from agricultural use to use for open space. This application is in part a Departure from the Development Plan, affects a Public Right of Way & is in CIL Zone 5 (Zero Rated) as other development.



# LOCATION PLAN

Author:

Date: 10/01/2021

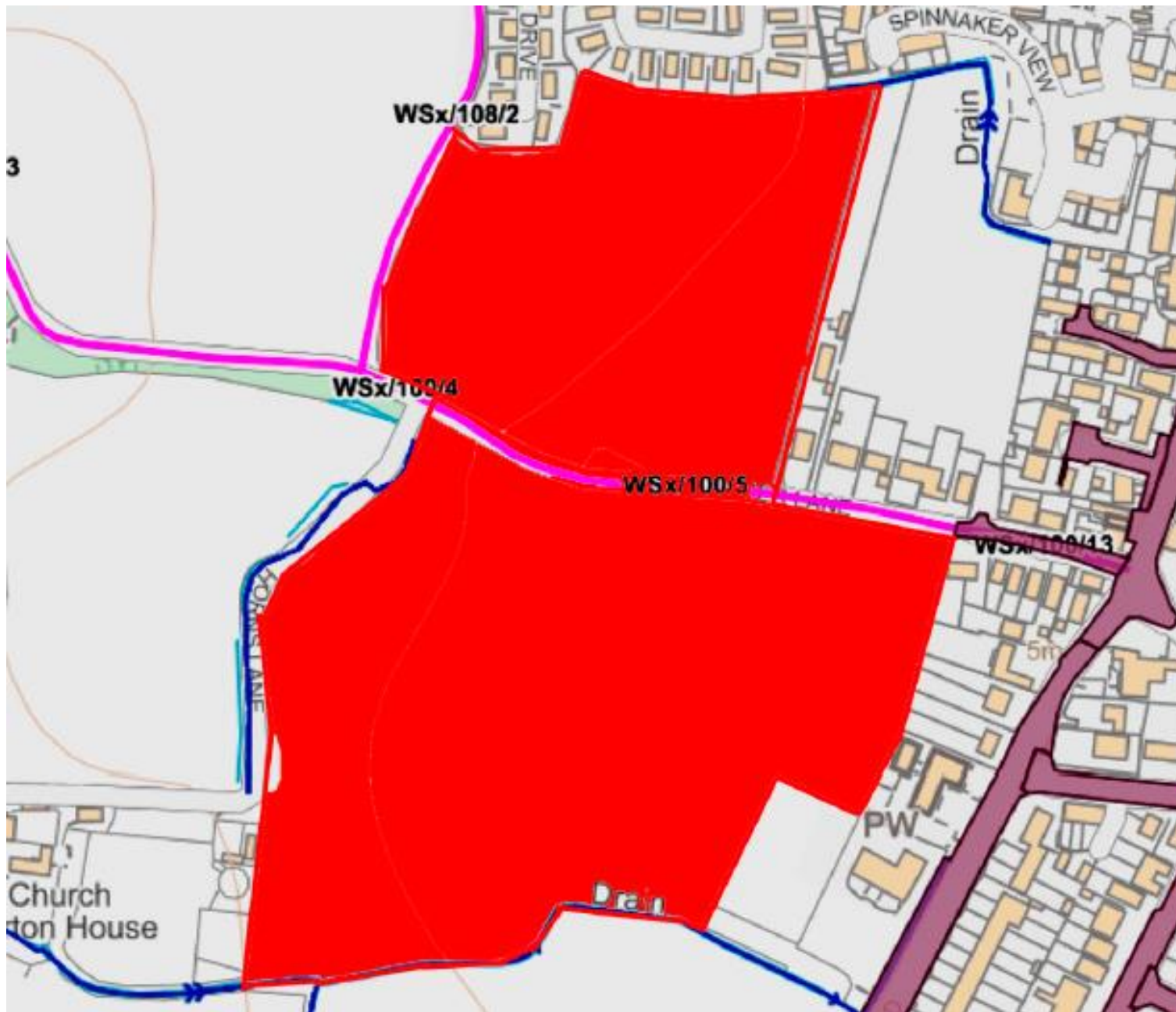


- Highway Boundary
- Public Rights of Way
- Footpath
- Parish
- Water Network - Watercourses
  - Less than 14pc gradient
  - Greater than 20pc gradient
  - Less than 14pc gradient
  - Greater than 20pc gradient
  - Less than 14pc gradient
  - Greater than 20pc gradient
  - Less than 14pc gradient
  - Greater than 20pc gradient
- BothPerm
- BothPerm
- Application Site (11.7 hectares)

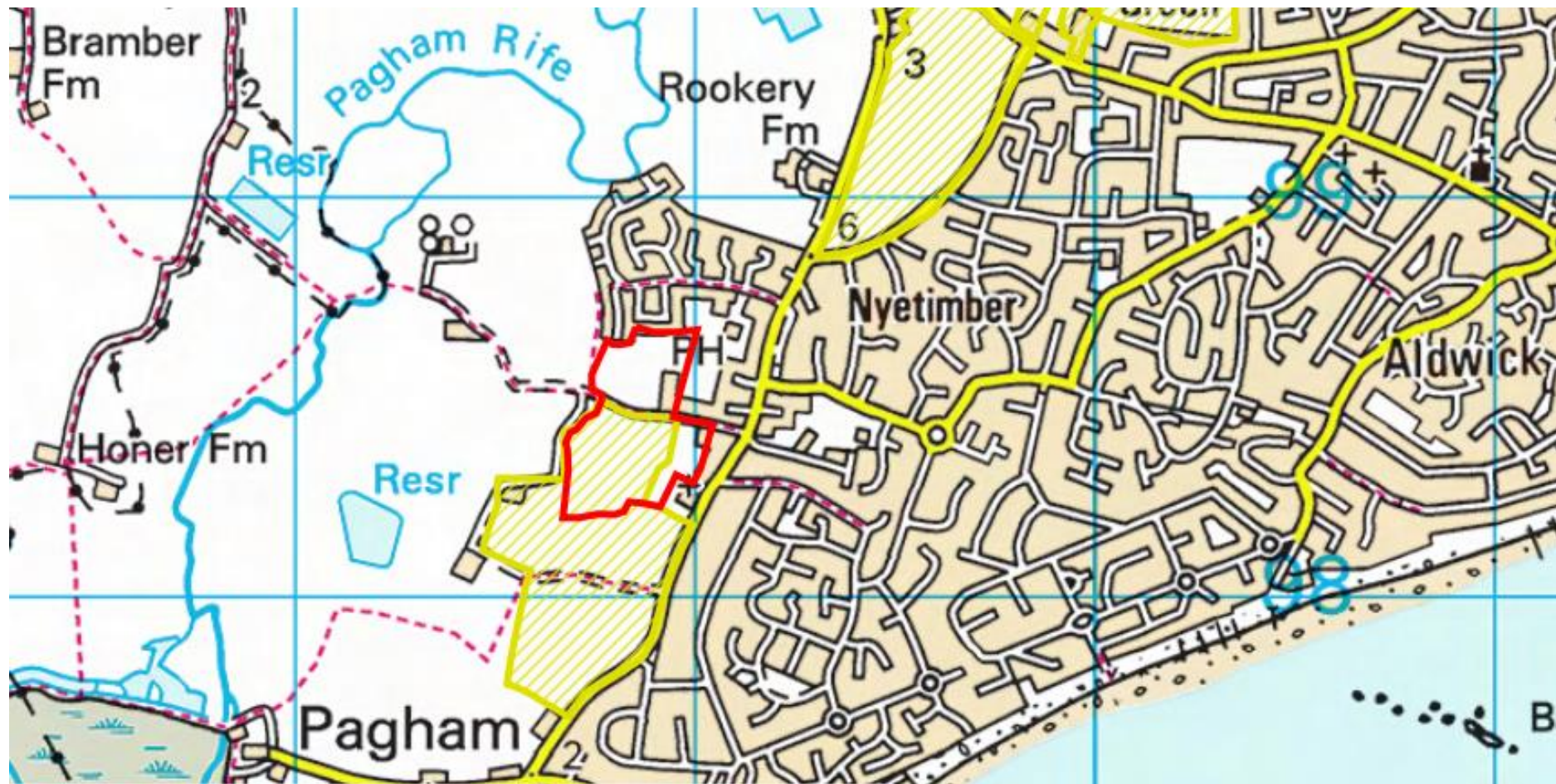
Page 99







Zoomed in extract of Location Plan



The site (red edged) compared to the Strategic Housing Sites (yellow hatched areas)





Google Aerial View (from before development of Land N of Summer Lane)



# R/227/20/PL

Laundry, 38 Oakhurst Gardens, Rustington

Demolition of existing laundry building, lean to & shed, construction of a ground & first storey accommodation building housing 3 No. sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing.



Location Plan





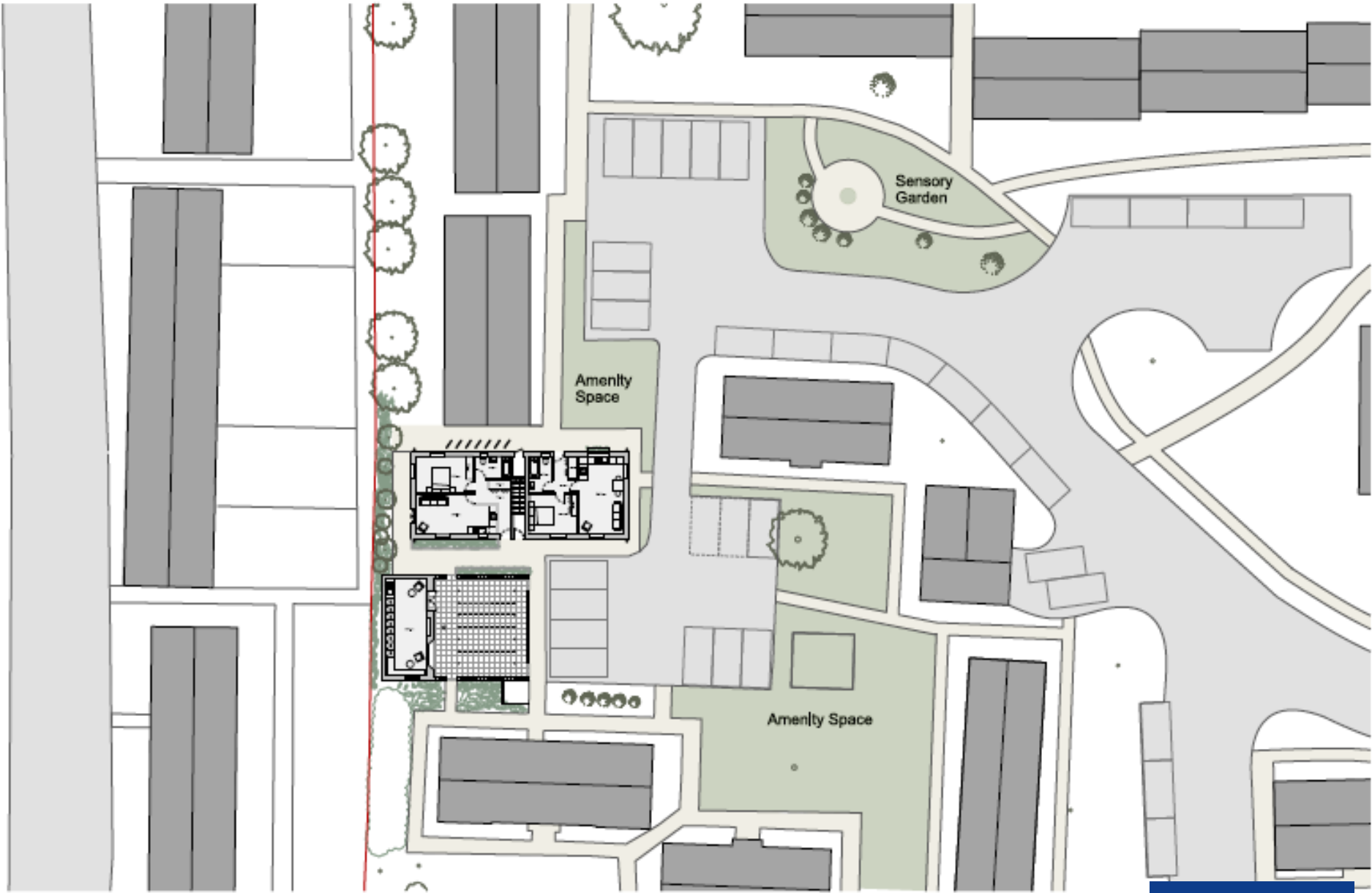
Block Plan



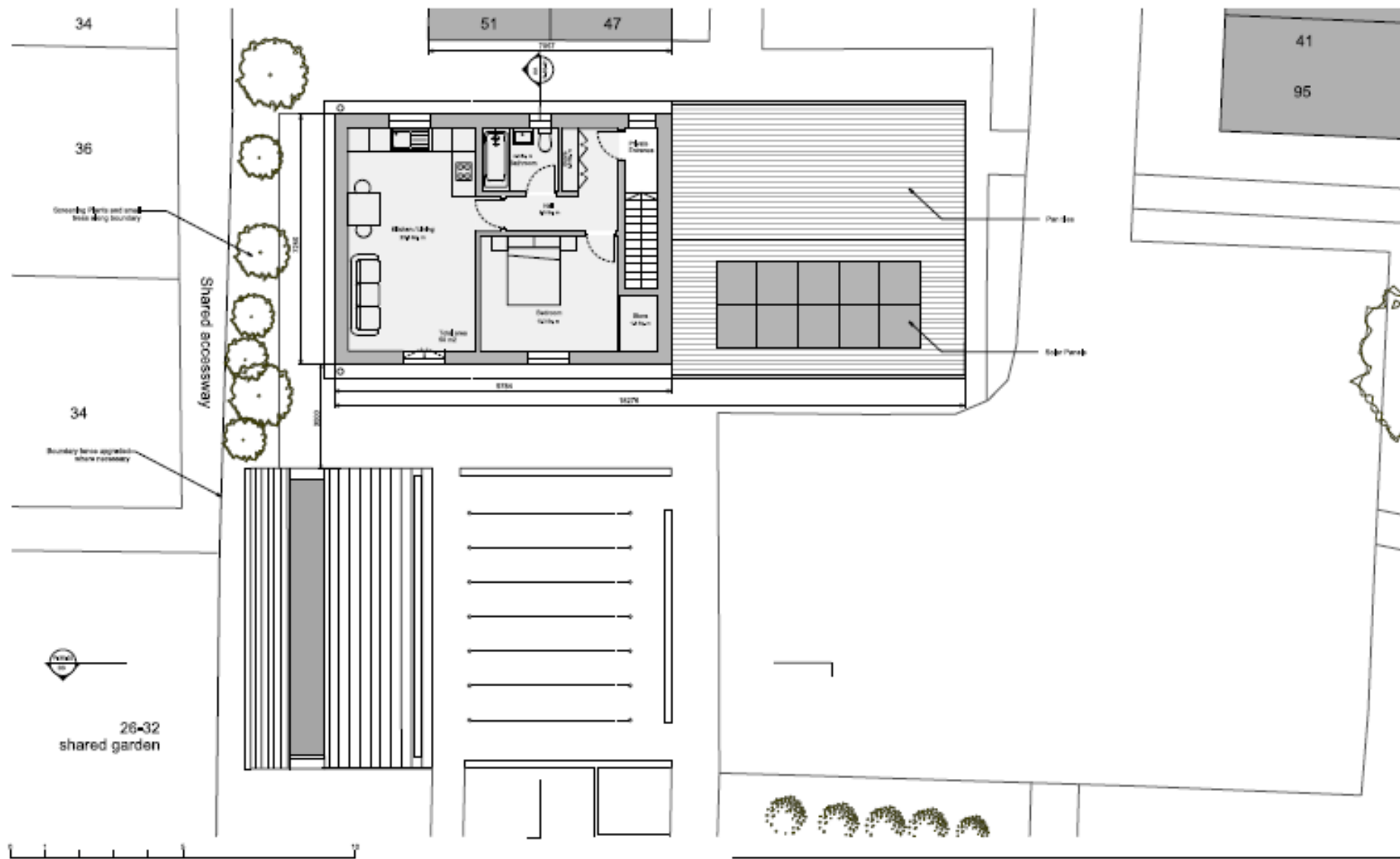




Proposed Ground Floor Plan

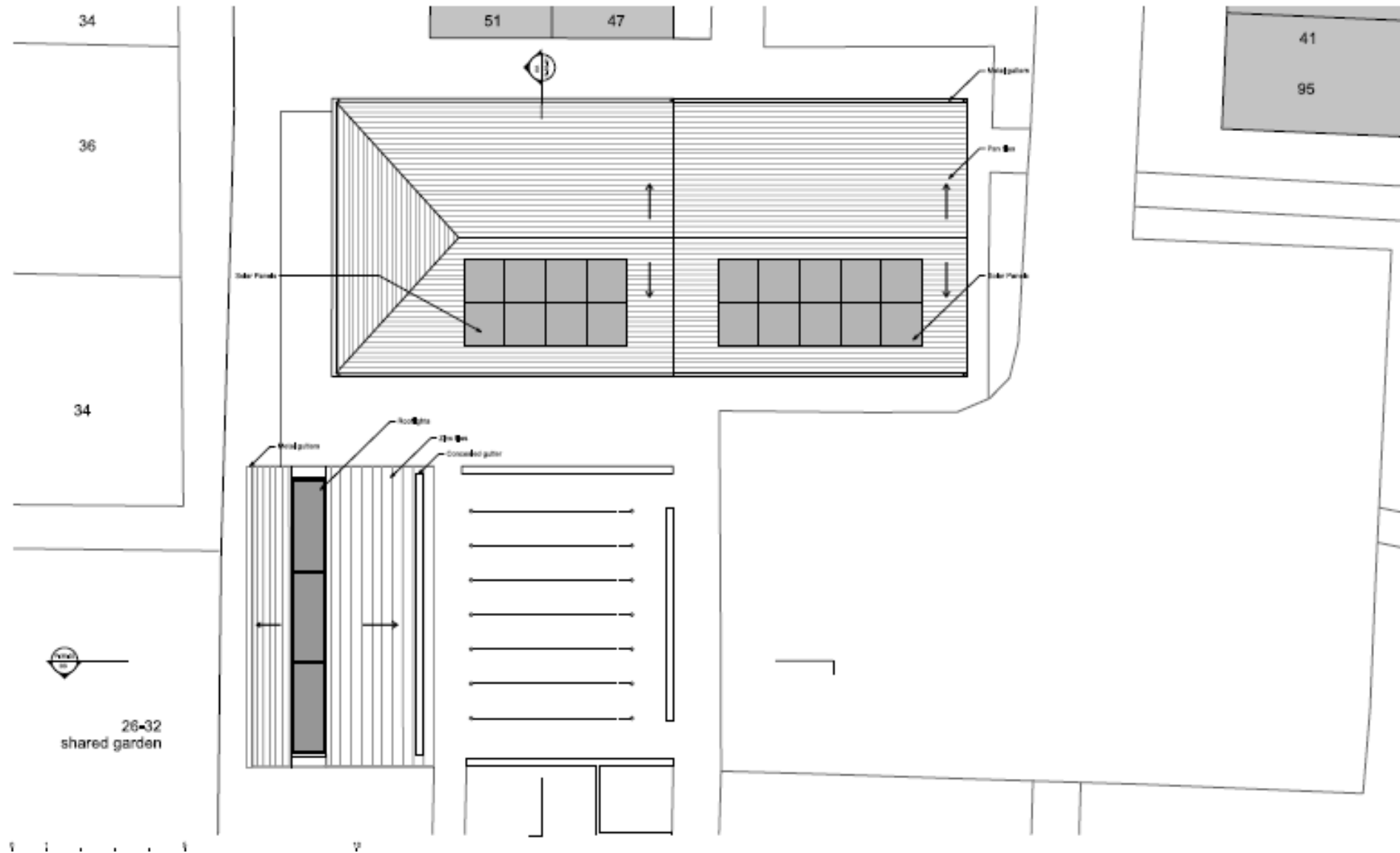


Amenity Space Plan

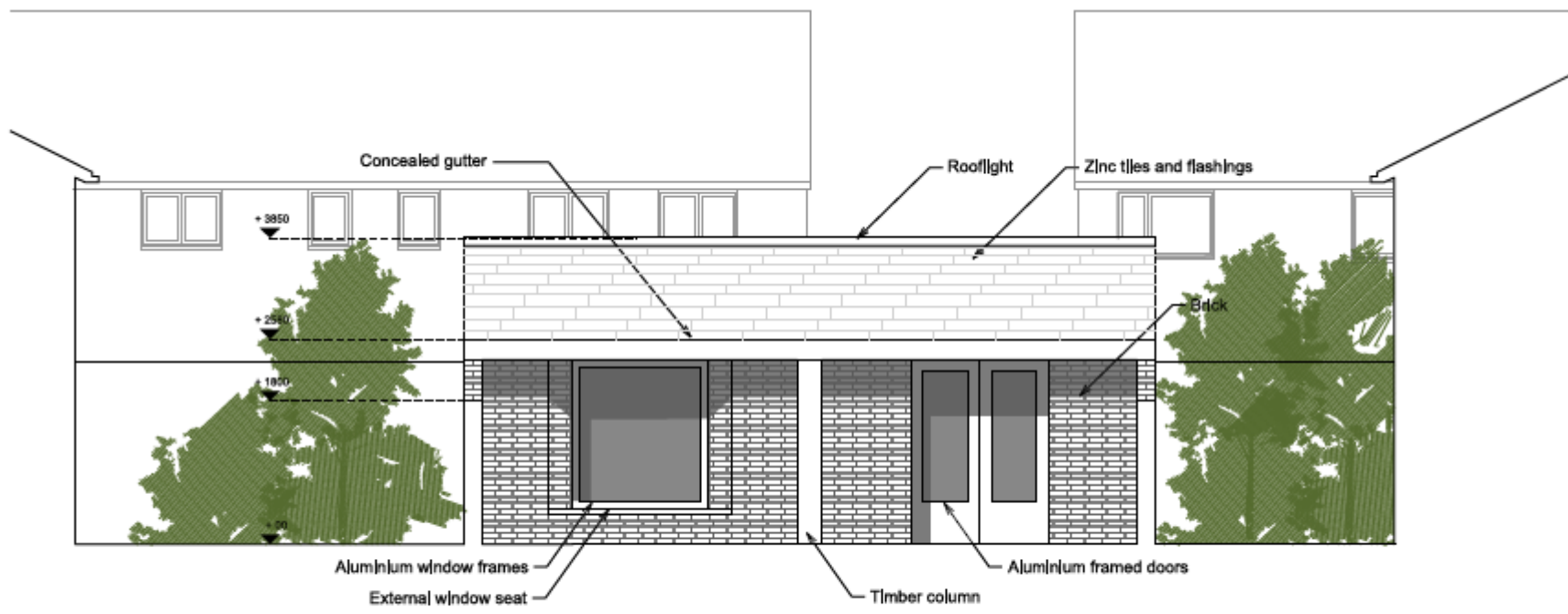


Proposed First Floor Plan

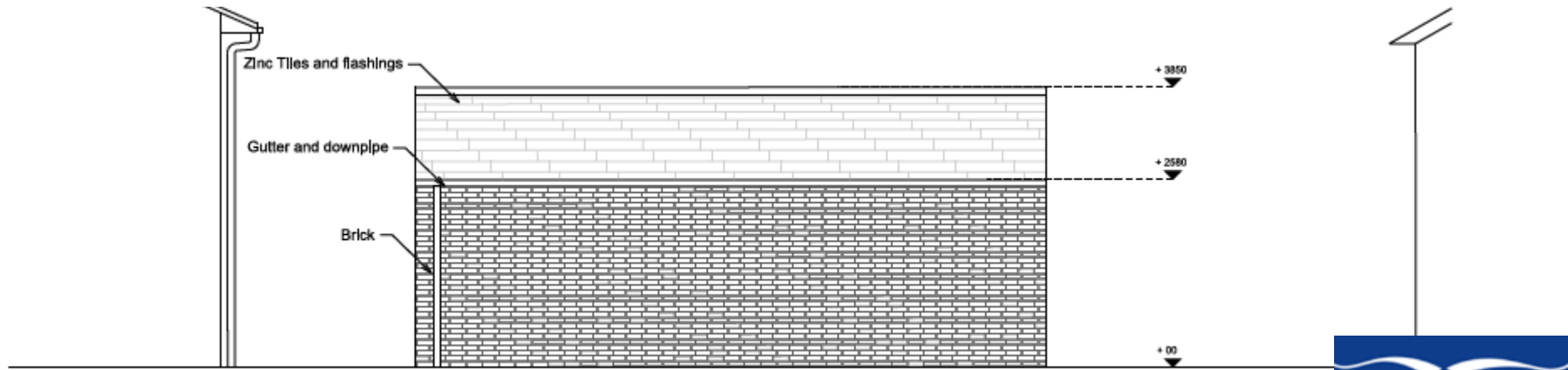




Proposed Roof Plan

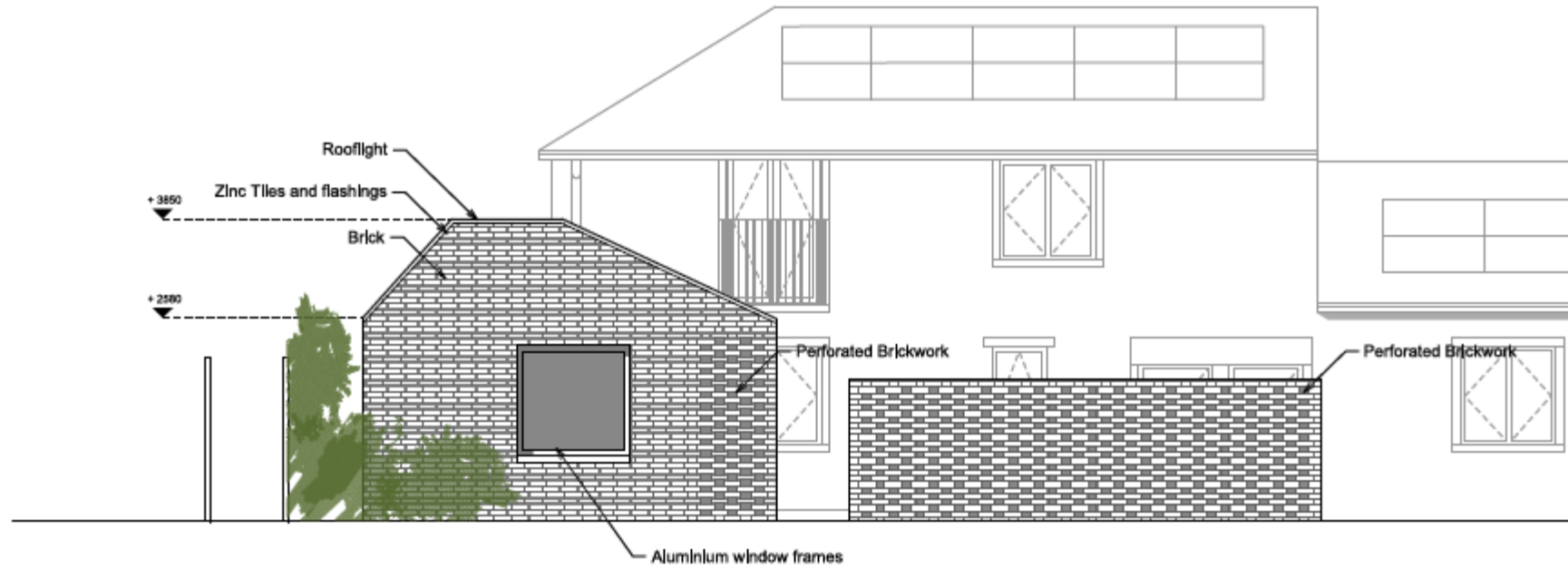


East Elevation

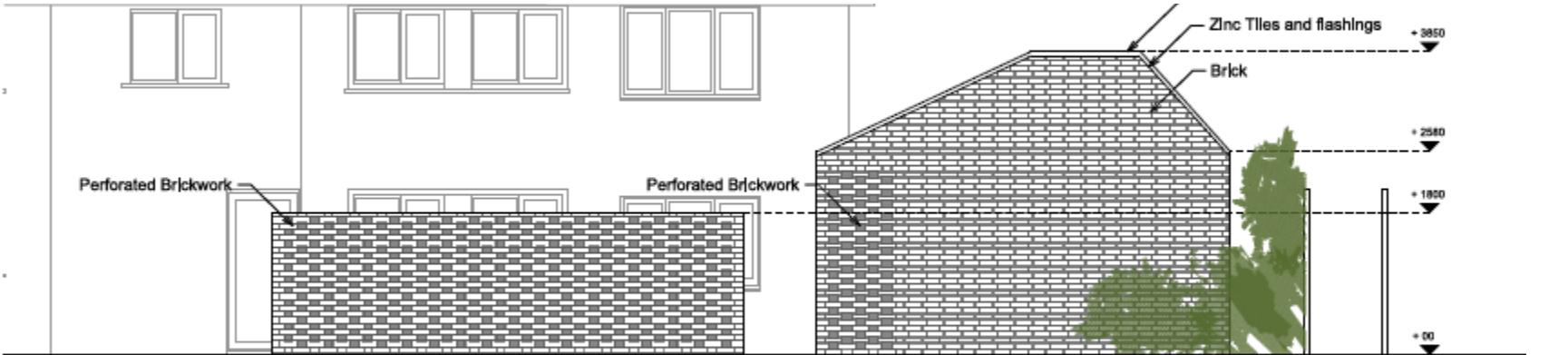


West Elevation

Laundry Room Elevations



South Elevation

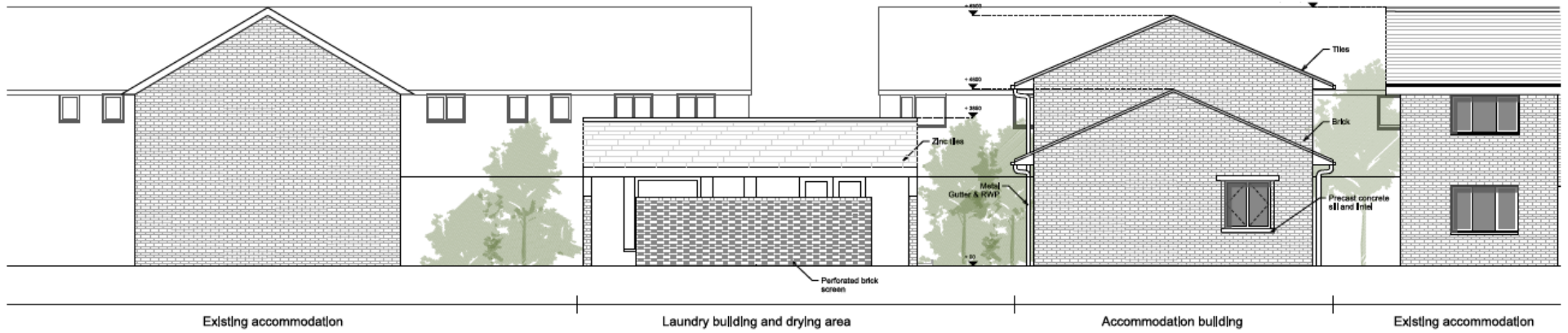


North Elevation

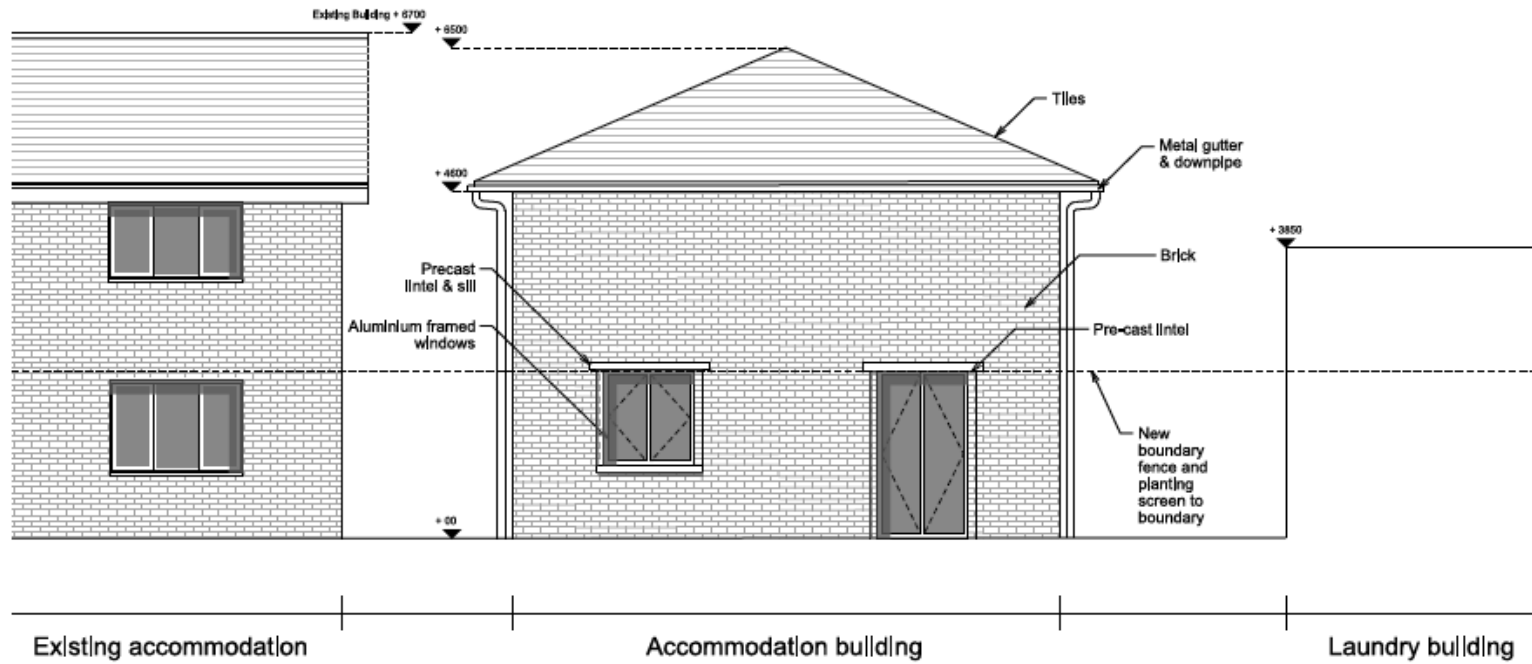
Laundry Room Elevations







East Elevation



West Elevation

### Proposed East and Western Elevations

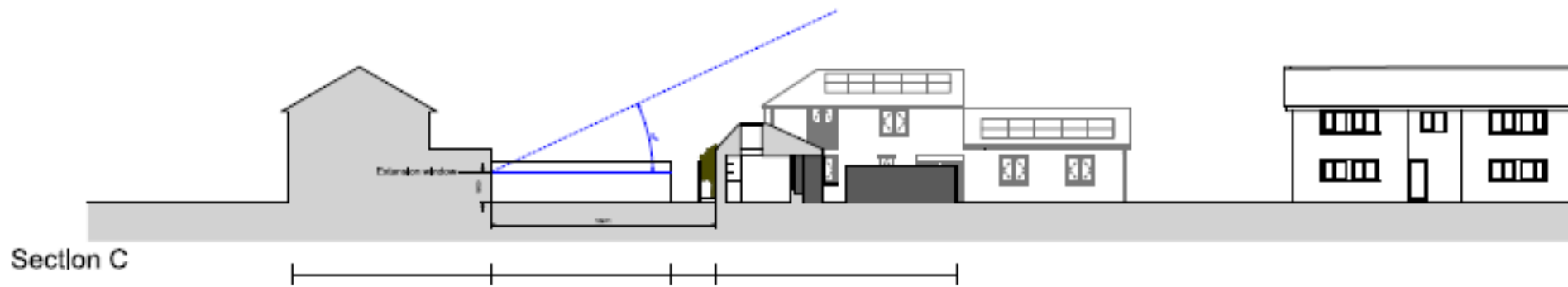
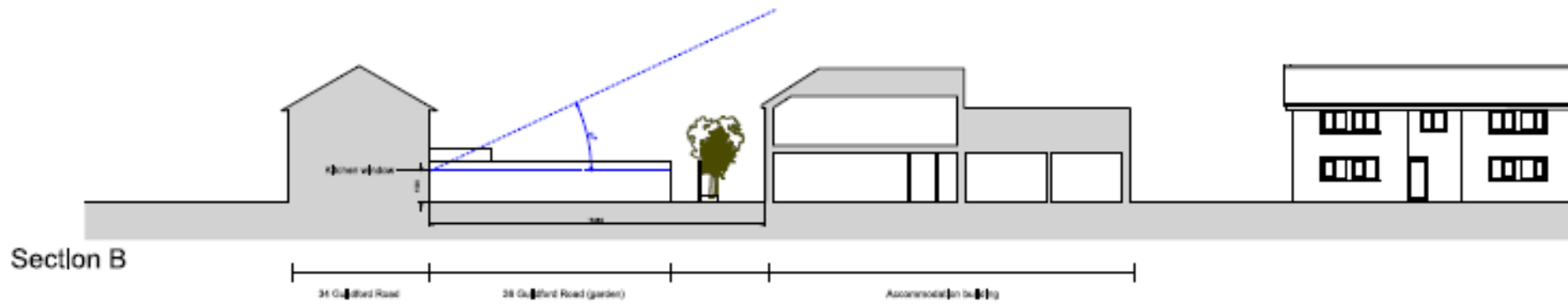
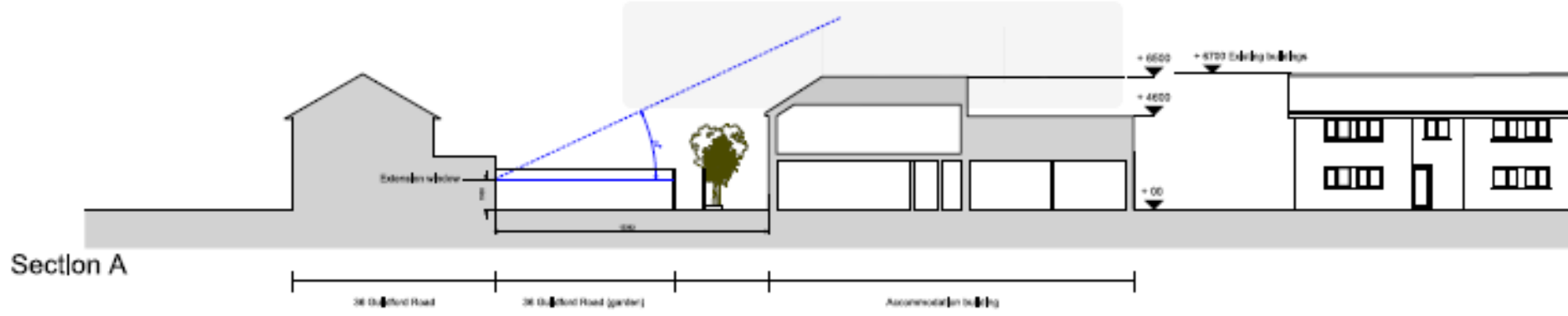


South Elevation



North Elevation

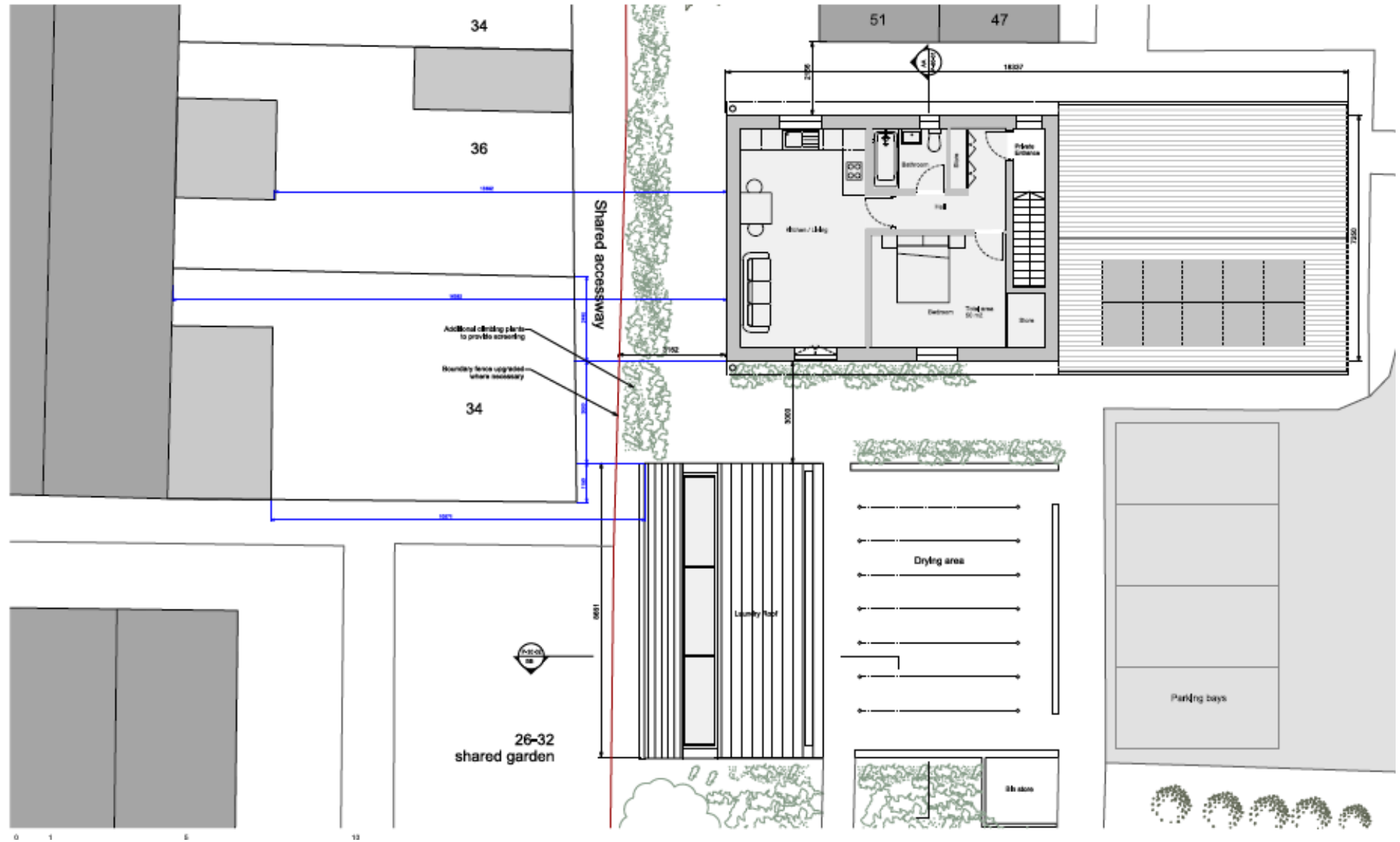
### Proposed North and South Elevations







Neighbouring Proximity and Views Plan



Neighbouring Proximity First Floor Plan











Existing site showing large area of hard standing



