From: Hannah McLaughlin <H.McLaughlin@batchellermonkhouse.com> on behalf of Hannah McLaughlin
Sent: 22 June 2022 17:30
To: Peter Barnett
Subject: RE: AWDM/0836/22 - 44 Brighton Road, Lancing
Attachments: 2760 - 003 E proposed plans.pdf; Planning Design and Access Statement v2.pdf

Flag Status: Flagged

Good afternoon Peter,

I hope you are well.

Firstly apologies for the slight delay in getting back to you regarding your enquiries on application reference AWDM/0836/22.

With regards to biodiversity enhancements, the initial proposal was to pave the garden area for ease of maintenance but the applicant has confirmed that this can be reduced in size and an area of lawn reintroduced. The original bat and bird boxes remain as proposed, as does the hedgehog hole which can be created in the boundary wall. There is also the proposed new native boundary planting along the rear (southern) boundary of the site.

The hedging along the boundary with no. 42 (Pen Hill) will be retained but there have been discussions with the neighbour about potentially sharing the driveway access to no. 42 which would enable the vehicle to enter and exit the site in a 'in/out' arrangement. A single entrance/exit would work fine but the plans have left a small gap in the hedge should the applicant wish to introduce this arrangement in the future. Please let me know if you have any concerns about this and we can review.

Finally regarding the distance between the dwelling and Casa Blanca (no. 44) – a separate application was submitted by the architect for the infilling of the balcony and this has been reflected in the revised plan. This was missed in the Planning Statement and it has been amended accordingly.

I have also noted that concerns have been raised regarding the boundary hedge with no. 48. This boundary line and hedge will not be affected by this application. The driveway position will remain as existing. We appreciate the neighbours concerns regarding privacy however it not be possible for residents to look into the neighbouring property from the upper floor, as no. 46 does not exhibit any windows on the western side.

We expect the same condition to be added on the permission requiring the submission of a Construction Method Statement to be agreed prior to commencement of works to ensure that the neighbour's amenity is protected as far as possible. We also expect the same condition on construction hours.

I hope this is helpful. If you have any further questions or comments please let me know.

Kind regards,

Hannah

This image cannot currently be displayed.

Hannah McLaughlin MRTPI
Senior Planner | Planning
Phone: 01798 877555
Email: h.mclaughlin@batchellermonkhouse.com
Address: New Bartram House, Unit 4-5 Swan Court, Pulborough, West Sussex, RH20 1RL

batchellermonkhouse.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 15 June 2022 09:30
To: Hannah McLaughlin <H.McLaughlin@batchellermonkhouse.com>
Subject: AWDM/0836/22 - 44 Brighton Road, Lancing

Dear Hannah

I have a few queries regarding this application.

I note that there is a reduction in the amount of green space compared with the approved scheme. The proposed garden is now to be paved whereas the approved scheme proposed a grass lawn, bat and bird boxes and a hedgehog hole. What biodiversity gain measures are proposed this time?

Will the existing hedge on the boundary with No.48 to the east be retained? The proposed relocation of the driveway looks like it may result in its removal, further reducing the green credentials of the development. What boundary treatment is proposed and can an adjustment be made to retain the hedge?

The distance from the rear of the proposed dwelling to No.44 is now less than 22m. I have measured 20m on the site plan but would appreciate your confirmation as the D&A Statement refers to 22m.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Planning & Development, Portland House, 44 Richmond Road, Worthing, BN11 1HS

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.