

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: Chris Moore [REDACTED]
Sent: 03 February 2021 09:11
To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: FW: Pre Commencement Condition Letter

Dear Zac,

I can confirm agreement to the wording of the proposed condition.

Kind regards,

Chris Moore

BSc (Hons), C.Build E MCABE
Sussex Building Consultancy Limited
3 Northcote Road
BOGNOR REGIS
PO21 5LZ

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 03 February 2021 08:49

Subject: Pre Commencement Condition Letter

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

DX 57406 Littlehampton

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Sussex Building Consultancy Limited
3 Northcote Road
Bognor Regis
PO21 5LZ

Please ask for: Zac Denton
Email: Zac.Denton@arun.gov.uk
Telephone: 01903 737500 x37447
Our Ref: AB/109/20/HH
Your Ref:
Date: 3rd February 2021

Dear Mr Moore,

Town and Country Planning (Pre-commencement Conditions) 2018
Notice of intention to impose pre-commencement conditions

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.

White Cottage 32 King Street Arundel BN18 9BW

From 1 October 2018 section 100ZA(5) of the Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

The following Pre Commencement Condition/s are Proposed:

- 5 Prior to commencement of the development, details of the retention of the beech hedgerow on the northern boundary wall should be submitted to, and agreed by the Local Planning Authority in writing. The measures should remain in place for the duration of the construction of the proposal and adhered to thereafter.

Reason: In the interests of the of visual and residential amenities of the host dwelling and those in the lcoality, in accordance with Arun Local Plan policies D DM1 and HER DM1.

OPTIONS:

1. Confirm your acceptance in writing by the **17th February 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **17th February 2021** the Local Planning Authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice.

3. Provide comments before the **17th February 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **17th February 2021** that you do not agree to the terms of the proposed pre-commencement condition, in which case the Local Planning Authority may then either:
 - a. grant planning permission without the pre-commencement condition,
 - b. seek written agreement to an alternative pre-commencement condition, or
 - c. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact the case officer on the above extension.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.