

Sign up to our newsletter [here](#)



From: Anita Gardner

Sent: 22 December 2020 12:48

To: Adrian Burrows [REDACTED]

Subject: RE: riverside house fitzalan rd arundel

Dear Adrian,

You will need to look at the definitions contained within the Order to see why we have referred to the (former) garage as a single storey building and not a principal part of the dwelling. It doesn't matter what accommodation is currently located within this area of the dwelling and it is accepted that all parts of the dwelling were constructed as part of the original construction.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



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

Sign up to our newsletter [here](#)



From: Adrian Burrows [REDACTED]
Sent: 19 December 2020 10:31
To: Anita Gardner <[REDACTED]>
Cc: Richard Stefanski [REDACTED]
Subject: riverside house fitzalan rd arundel

Dear Anita,

i hope this email finds you well.

we are in receipt of your refusal notice in respect of the above property (attached for ease of reference) but the reason for refusal does not make sense to us at the moment.

please can i call you fairly urgently and try to understand the part that reads:

" the garage has rooms in the roof and constitutes a single storey part of the property and is not part of the principal dwelling. "

i make the following observations:

1. the garage was converted into an office pursuant to a consent granted on appeal. it is therefore not a garage. the floor plans show this. any reference to garage is therefore incorrect.
2. the rooms above the former garage are entirely interlinked to the whole house and are absolutely not a separate part of the dwelling as follows:
 - a) on the ground floor the wing of the house that includes the garage also includes the only kitchen and utility room (presumably the LPA accepts that the only kitchen is within the main part of the house so the garage wing is therefore part of the main house- or is the LPA suggesting that riverside house does not require a kitchen?) ;
 - b) at first floor, the bedroom on the river side is above the kitchen and utility room (so presumably if the sole kitchen is in the main part of the house, the room above it is also in the main part of the house?);
 - c) the riverside bedroom has its en suite bathroom vertically above the dining room (again, assuming the LP accept the dining room is in the main part of the house, we assume the bathroom above it is also in the main part of the house?);
 - d) the roof is linked throughout the property ;
 - e) all parts were built at the same time ; and,
 - f) all parts use the same materials.

for this to progress we would need to understand from the LPA what is the main part of the house and what is the other part?

I hope you can clarify this pls before we appeal and/or resubmit any amended plans. It would be a shame to waste the LPA's time and money on yet another incorrect decision in respect of this property which it appears we will win on appeal .

given that the refusal notice mentions a garage that does not exist ; we wrote to the LPA just 2 days before the refusal notice was issued asking if further info was required; and, the refusal notice is confused over the layout of the house, unless we can understand your position, we will be seeking our costs against the LPA .

thanks,

Adrian.

Adrian Burrows
