

Nicola Spencer

From: [REDACTED]
Sent: 04 March 2021 12:53
To: Planning
Subject: Fwd: Re: Request for further information - AB/19/21/HH - incorrect Application description

Follow Up Flag: Follow up
Flag Status: Flagged

----- Original Message -----

Subject: Fwd: Re: Request for further information - AB/19/21/HH - incorrect Application description
Date: 04/03/2021 12:48
From: [REDACTED]
To: planning@arun.gov.uk
Copy: Simon Watts [REDACTED], Yves Pascal [REDACTED] Finlay Gardner
<finlay.gardner@arun.gov.uk>

PLEASE PASS THIS TO THE ARUN DC PLANNING VALIDATION TEAM

My name is John Wheatley. I am the architect/agent for the above referenced planning application.

The validation process has been handled by Iqraa Malik of Terra Quest.

She kindly suggested early on that that as the demolition aspect of the application (householder & demolition within a conservation area), was below 115m² (I believe this should have meant 115m³ ?), that if I agreed the demolition part of the application could be removed as it was therefore not necessary.

This was agreed to and other issues of validation were addressed, which have now been provided and presumably corrected, although I have not had confirmation of this.

However, our concern is that the description of the planning application had been changed without our prior agreement and as a result the wording of the main element, which is associated with the part removal of the walls and roof of the existing rear extension, has been changed to the wording demolition, which is ironic given the earlier conversation. The whole extension is not being demolished as the outer walls, which face onto other properties are to be retained in place and so this blanket demolition reference does not accurately describe the development proposals.

In addition to this, the fourth part of the application, associated with the re-roofing of the rear main pitched roof and lead cladding to the dormers, has been deleted by this amended description, which of course changes the legal status, if the application were to be consented, even though there is a comprehensive description of all the five aspects of this application within the Design and Access/Heritage Statements that are included as part of the overall planning application package.

A copy of the planning application form has not been included within the published Arun DC planning website and so it is difficult to know whether the same description has been altered within that document as well as the main application details, as well as any advised changes to the status of 'Demolition within a conservation area'.

As you can see, I have already contacted Mr Gardner, but of course this is a validation issue, which should have been dealt with prior to the planning officer being appointed.

I have tried to contact Iqraa by telephone on a couple of occasions and speak to someone within your planning department validation team, but this has not been possible.

I am aware that the weekly lists are published tomorrow and so I would ask that someone contacts me today, so that the description can be changed back as originally intended, before the application proceeds any further.

If this does not happen by tomorrow, could some one let me know the process that is possible, given that you have already published an incorrect description.

A letter from the Council changing the description, added to the website, would hopefully correct this, but it would be useful to at least discuss the implications before this happened.

Much of the correspondence history, is referred to below.

Kind regards

John Wheatley (Agent) [REDACTED]

----- Original Message -----

Subject:Fwd: Re: Request for further information - AB/19/21/HH

Date:03/03/2021 15:49

From: [REDACTED]

To:finlay.gardner@arun.gov.uk

Copy:Simon Watts [REDACTED], Yves Pascal [REDACTED]

Dear Mr Gardner

Further to our telephone conversation, I have forwarded below my latest e mail to Iqraa Malik at Terraquest.

The email includes the correspondence prior to this, and the email explains our concern regarding the amended description, especially in regard to 'Demolition', within the amended description and the missing reference to the works to the rear roof pitch, included within our earlier description.

We have not been advised or approved this amended reference.

I will, as agent, be handling the application process on behalf of the applicants and will issue the revised pdf copies asap.

I appreciate that this is the very much the beginning of the planning process for you, but we would be grateful, if you could enquire within Arun validation team if this description could be changed back as originally intended.

Many thanks

Kind regards

John Wheatley

----- Original Message -----

Subject:Re: Request for further information - AB/19/21/HH

Date:03/03/2021 14:36

From: [REDACTED]

To:Iqraa Malik [REDACTED]

Copy:Simon Watts [REDACTED], Yves Pascal [REDACTED]

Dear Iqraa

Thank you for your email explaining the paper scale issue.

I am confused how this has happened, but I will check the printing of pdf copies and re issue all six drawings. However I would just point out that I will be re issuing the Location Plan PL01 Rev A as an A4 drawing (not A3) at a 1 to 1250 scale. This will be the only drawing that is not A3 in paper size. I will be retaining the same revision numbers since the contents of the drawings will not change. These revisions should be as follows, following our recent correspondence.

PL01 rev A

PL02 Rev B - now showing the dimensions you requested.

PL03 Rev B

PL04 Rev E - also including the additional dimensions, issued prior to being added to the Block Plan, and clearer on a 1 to 100 scale drawing than 1 to 500.

PL05 Rev B

PL06 Rev D

At present the plans on the Arun DC search site for this application are the correct revisions, except the Block Plan which is PLO2 Rev A, not Rev B, which was issued to address the issue of dimension you had highlighted, and the existing and proposed ground floor plans PL04 Rev D, not Rev E, which was issued as explained above.

I did however ask additional questions in my earlier e mail, which I would be grateful if you could respond to.

It would be good to understand exactly what happened to the issue of demolition, that you referred to in an earlier email. It is however since this question was asked of me and your offer to change this on our behalf, that the wording of the description has been reduced in length and the word demolition has now emerged, in place of the original wording of 'partial removal'.

I appreciate that this is not uncommon, but you will understand that having suggested that the principle of demolition in a conservation area was not applicable to this application, the word 'Demolition' has now been added to a description where it did not previously exist. I repeat the point that this was a partial removal of the existing extension. To those neighbours who would be concerned as to the potential removal of the existing perimeter walls, this revised description adds to this potential concern.

The other perhaps more concerning issue is the fact that the original reference to replacing the plain roof tiles on the rear pitch of the main roof, as well as the lead work to the rear dormers, has been removed completely from the amended description, which therefore reduces the impact of the application in this respect.

I accept that the original description did refer to matching the original French doors and the reference to 'the style of', was included within the design and access statement. So this issue is at least covered in this other place.

Lastly I would point out that the CIL questions form and the planning application form are not either readable or available respectively on the ALL RECORDS published documents.

I will re issue the six drawings, once I have checked their scaling as A3 pdf documents.

Kind regards

[REDACTED]

On 03/03/2021 12:54, Iqraa Malik wrote:

Dear John,

Thank you for your quick response.

I am referring to all the drawings, they should be at A3 however they seem to be submitted them at a paper size of 110 x 220 which is probably A5.

Kind Regards

Iqraa Malik

From: [REDACTED]

Sent: 02 March 2021 19:40

To: Iqraa Malik <[REDACTED]>

Cc: Simon Watts [REDACTED]; Yves Pascal [REDACTED]

Subject: Re: Request for further information - AB/19/21/HH

This Message originated outside your organization.

Dear Iqraa

Thank you for your two emails earlier today.

With reference to you last email, I am not certain whether the issue is that the plans you have printed do not measure the exact dimensions as printed on hard copy, or whether there is an error on the scale bar, or scale reference?

I have already printed out earlier, hard copies, but did not recognise an issue. I will investigate further, but I would be grateful if you could give me some guidance as to the exact issue that has been found, which will save me time and whether it is on all six drawings or just one particular one?

Once I have discovered the problem I will rectify it asap.

With regard to your earlier email, I was expecting to see a revised description before it was published on the Arun DC website.

The revised description, now on the website, is obviously much less wordy, but :

- it makes reference to "*demolition*", a word which was not actually made in the original description, but the principle of demolition was, I thought being removed as the original extension was under 115 cubic metres? The other issue here is that it is not the intention to completely demolish the extension, since the outer walls will remain in place, only the roof and the inner courtyard walls will be removed. This may generate some concern with the neighbours on both sides and contradicts the original description which referred to "*part removal*"?
- it excludes reference to item 5 of my original description, "*replacement plain roof tiles and dormer lead work for matching original materials to rear main roof pitch of the house*" and
- the reference to the french windows under item 3 indicates to "*match original doors*", where in fact the earlier description included the word "*style of* " since the exact dimensions will not be matched exactly.

This is covered under the design and access statement, however I would prefer the revised description be comprehensive and true to the original intention of the proposed development, so as to avoid any confusion.

I will try and discuss this in more detail tomorrow.

Kind regards



On 02/03/2021 11:53, Iqraa Malik wrote:

Dear John,

Upon further inspection of the plans, we have noticed none of the plans measure to scale due to the paper size being incorrect. Please review and amend accordingly.

Apologies for any inconvenience.

Kind Regards

Iqraa Malik

From: Iqraa Malik
Sent: 02 March 2021 09:26
To: [Redacted]
Subject: RE: Request for further information - AB/19/21/HH

Dear John,

Thank you for providing the amended plan. This application is now valid and you should receive an Acknowledgement letter soon.

In regards to your earlier question, yes the conservation officer will still be consulted.

Kind Regards

Iqraa Malik

From: [REDACTED]
Sent: 01 March 2021 17:53
To: Iqraa Malik [REDACTED]
Subject: Re: Request for further information - AB/19/21/HH

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This Message originated outside your organization.

Dear Iqraa

Apologies...I have attached now a copy of PL02B, with the same measurements indicated.

Am I OK to leave the boundary on or would you prefer me to take it off all plans, other than the Location Plan?

Also my earlier question as to whether the conservation officer will still be consulted if the demolition element has been removed?

Thank you for your help.

Kind regards

John Wheatley [REDACTED]

On 01/03/2021 13:09, Iqraa Malik wrote:

Dear John,

Thank you for getting back to me.

Unfortunately, this application is still invalid as the dimensions must be on the block plan. I have attached your block plan above, please amend.

Kind Regards

Iqraa Malik

From: [REDACTED]
Sent: 01 March 2021 11:56
To: Iqraa Malik [REDACTED]
Cc: Simon Watts [REDACTED] Yves Pascal <[REDACTED]>
Subject: Request for further information - AB/19/21/HH

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This Message originated outside your organization.

Dear Iqraa Malik

Thank you for your email response to this application.

I was not able to contact you by telephone, and could'nt leave a message regarding the contents of your email, so I am writing to comment on the three points made, with these comments referred to in red text.

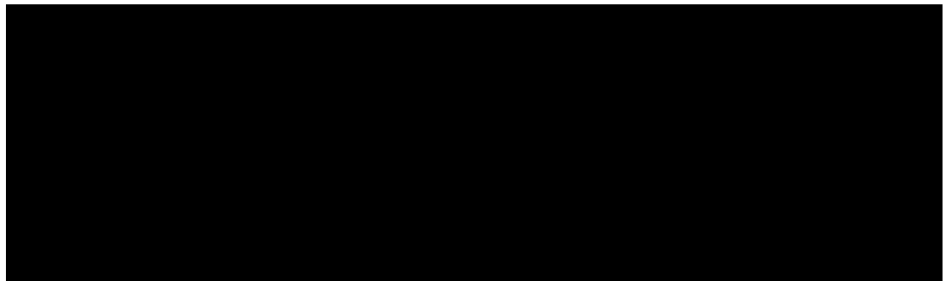
- **Demolition in a conservation area:** You are not demolishing over 115sqm therefore you do not need to apply for demolition in a conservation area. With your permission we can remove this from the form for you. Thank you and please proceed to remove this from the form as you have suggested, although it is my understanding that the 115 refers to cubic metres not square metres? Although the area is below 20m2, the volume is nearer 50m3, so still well below the threshold of 115. I presume that the Conservation Officer will still be required to comment on the application as a formal consultee?
- **Dimensions:** You are required to include dimensions from the proposed extensions to all site boundaries. Apologies for this omission - I have now added dimensions to the courtyard on the Proposed Ground Floor Plan on a now later revision of PL04.
- **Location Plan:** You are required to only include the proposed site in the red outline on the location plan. Please remove all other red outlines. I was aware that the red line boundary has to be added to the Location Plan, but thought that inclusion on other plans was optional. I typically keep the red lines on all boundaries, so that the context is maintained between different scale plans and have not removed this information therefore as yet. If however you feel it is not possible to register the plans without the redline being removed on PL02, PL03 and PL04, I will reissue them immediately.

Kind regards

John Wheatley [REDACTED]

Iqraa Malik

Delivery Team



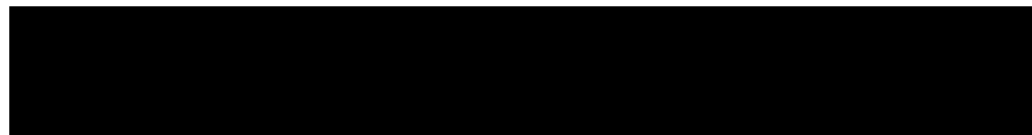
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Iqraa Malik

Delivery Team



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