

Mr Robert Wood
164
Fitzalan Road
Arundel
BN18 9JZ

Your Ref:

Internet Ref: PP-09519125

Please ask for: Technical Support Unit
ext. 37711

Date: 25th February 2021

Dear Mr Wood,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission for Works or Extension to a Dwelling

Development: Note: I have been advised by Arun District Council (ADC) to submit a 'retention of planning application. The building defined below was completed at the end of August 2020 - I did search for 'permitted development' guidance prior to work commencing, but have clearly misinterpreted the rules (apologies), hence the need to apply for retrospective planning consent.

Description: A timber-frame office & gym at the bottom of the garden (25 metres from the dwelling house), clad with grey weatherboard, with french doors at both the front & back of the building. It has a pitched roof of 22.5 degrees, which is covered with felt shingle tiles. The height at the eaves is 2.05 metres, height at the peak of the roof 3.21 metres, width 4.6 metres, and length 7.25 metres.

The office was essential due to the COVID restrictions (working & schooling from home) i.e. when the 'stay at home' restrictions were introduced, it soon became apparent that we could not operate school & work under conditions with insufficient space. The building is complete and has been in use as an office & gym since September 2020 and is essential to us as a family (hence the extension of my mortgage to complete the build).

The building sits alongside the fence of the boundary on one side, with a pathway (0.8 metres wide) on the other side. Both immediate neighbours were consulted and fully supported our new building in August 2020, and from recent discussions they remain supportive. I do intend, at a later date, to apply for Building Regulations to connect to mains water and sewage, but this does not change the intended use of the building i.e. it is and will continue to be just an office and gym (not for dwelling). The reason for connecting, in the future, to mains sewage and water is solely to support the intended use as an office i.e. long hours in the office, and therefore need toilet facilities during the day, without the need to repeatedly return to the house. I have not arranged or fixed plans for water & sewage connectivity because this is not currently affordable for me, but hope to arrange later this year or

next year.

In support of my application, I make reference to the outbuilding at 170 Fitzalan Road (which had planning consent). This is a brick building that also sits very close to a border, and is taller than my new building. I would also like to make reference to numerous properties further to the north on Fitzalan Road (closer to the A27 bridge), many of which have timber-frame outbuildings that exceed the size of my new building.

I request the Planning Committee provides consent for the building, as they have for other similar buildings in the area. I would add that the works carried out have improved the aesthetics at the rear of our garden, which was completely consumed by a partially dead 5ft-wide hedge, taking at least 2.5ft from 164 and 166's gardens.

Location: 164 Fitzalan Road Arundel BN18 9JZ

Thank you for your application submitted via the internet on 24th February 2021. It has been downloaded and will be checked for validity by the Technical Support Unit. It has been allocated the reference number **AB/21/21/HH**.

Once your application has been checked we will contact you again.

This letter does not confirm validity of the application/documentation submitted.

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.