

Mr James Muxworthy
10 The Nurseries
Bognor Regis
PO21 3UA

Please ask for: Ms Iqraa Malik
Email: iqraa.malik@terraquest.co.uk
Telephone: 0121 234 1390
Our Ref: AL/101/24/HH
Your Ref:
Date: 9th September 2024

Dear Mr Muxworthy,

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: Single storey front porch and rear extension, conversion of integral garage to habitable use, extension to detached garage and alterations to fenestration/openings.

Location: The Bungalow Nyton Road Westergate PO20 3UQ

Thank you for your recent application which I received on 4th September 2024. It is being validated by Ms Iqraa Malik who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a valid application until the following item(s) have been received or resolved :-

Form

Please confirm in writing your acceptance of the amended description.

Single storey front porch and rear extension, conversion of integral garage to habitable use, extension to detached garage and alterations to fenestration/openings.

Location/Block Plan

The location and block plans submitted do not measure to scale, please review and amend. Further details of what must be included on the plan can be found in the Validation Requirements List.

Elevations

Please submit the north elevations without the fence obstructing the view. Further details can be found in the Validation Requirements List.

Plans and Elevations

The plans and elevations submitted do not measure to scale, please review and amend.

Applicant Details

The applicant details are inconsistent between the application form and CIL form, please review and amend.

Inconsistent Plans

The existing south elevation is inconsistent with the existing ground floor plan, please review and amend.

Biodiversity Enhancement Statement

Please submit a Biodiversity Enhancement Statement. This is a local validation requirement completely separate to the Biodiversity Net Gain requirements and as a minimum, it should state how the application seeks to protect and improve the existing on-site natural environment. Please refer to the validation requirements list for further information.

Flood Risk Assessment

This application requires a Flood Risk Assessment. The Environment Agency website provides information on what should be included. Please refer to the Validation Requirements List for further details and contact details for the Environment Agency.

Lidsey Drainage Impact Assessment

This application is for development with the Lidsey Wastewater Treatment Works Catchment Area and a statement explaining how foul and surface water is to be drained from the site is required. The statement must include what measures will be implemented by the applicant to reduce the impact of foul and surface water drainage in the catchment area. Further details of what must be included can be found in the Validation Requirements Lists.

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <https://www.arun.gov.uk/making-a-planning-application>

If you are unable to access the website, please contact this office so a copy can be sent to you.

Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

If providing additional documents or information, please email it to: planning.responses@arun.gov.uk with a covering email clearly explaining what is being provided. Do not resubmit it via the planning portal as we receive all the original information plus any amended information and it is not clear what has changed. Please provide the above by **23rd September 2024** or your application will be closed as incomplete and where a fee has been paid, I will retain £40.00 (or the entire fee, if less than £40.00) to cover the cost of administering the return. If you have difficulty meeting this deadline please contact the above officer to agree an extension to this time scale. Once the application has been closed, you will need to submit a fresh application if you still want to proceed.

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>