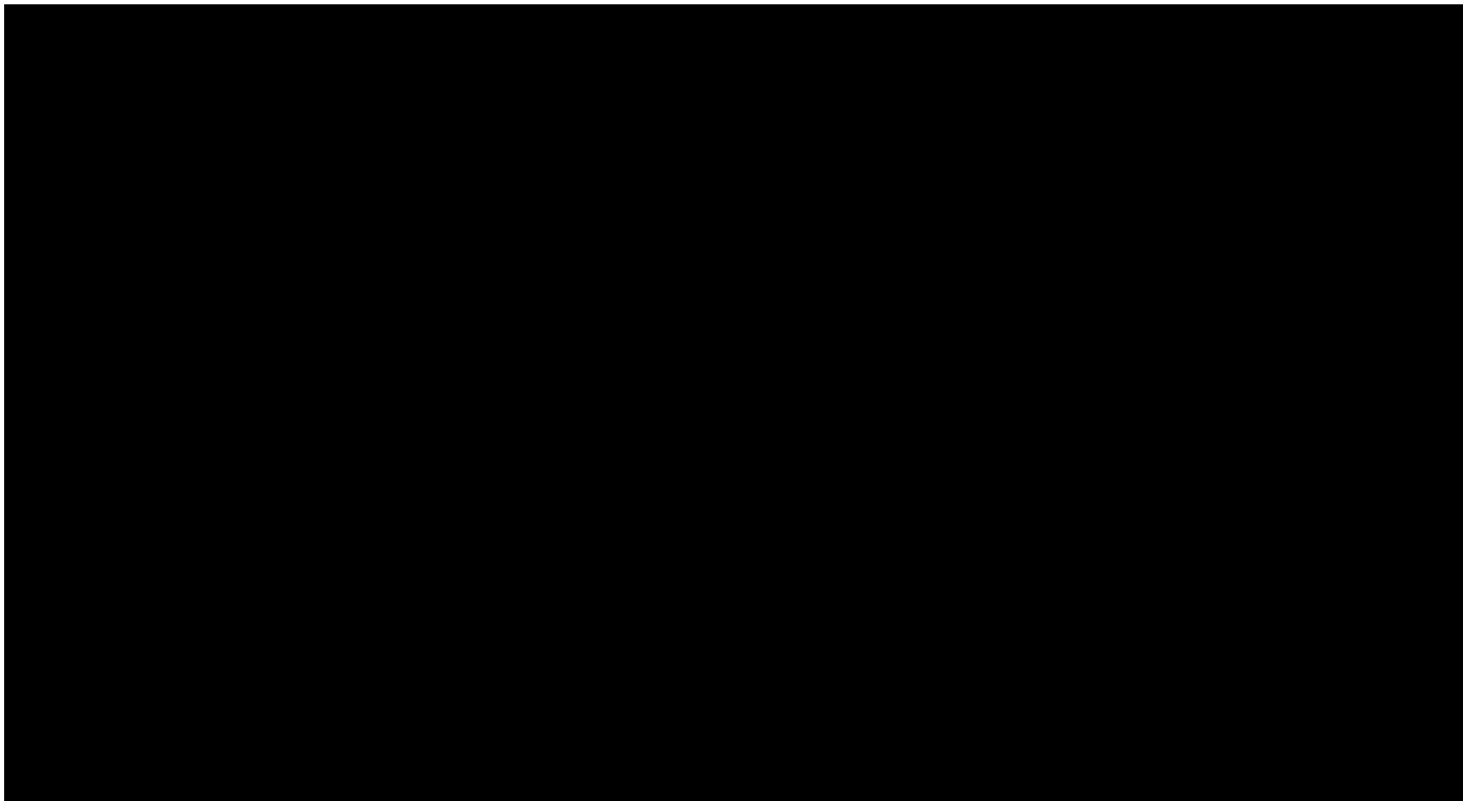
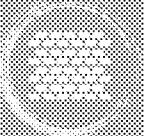
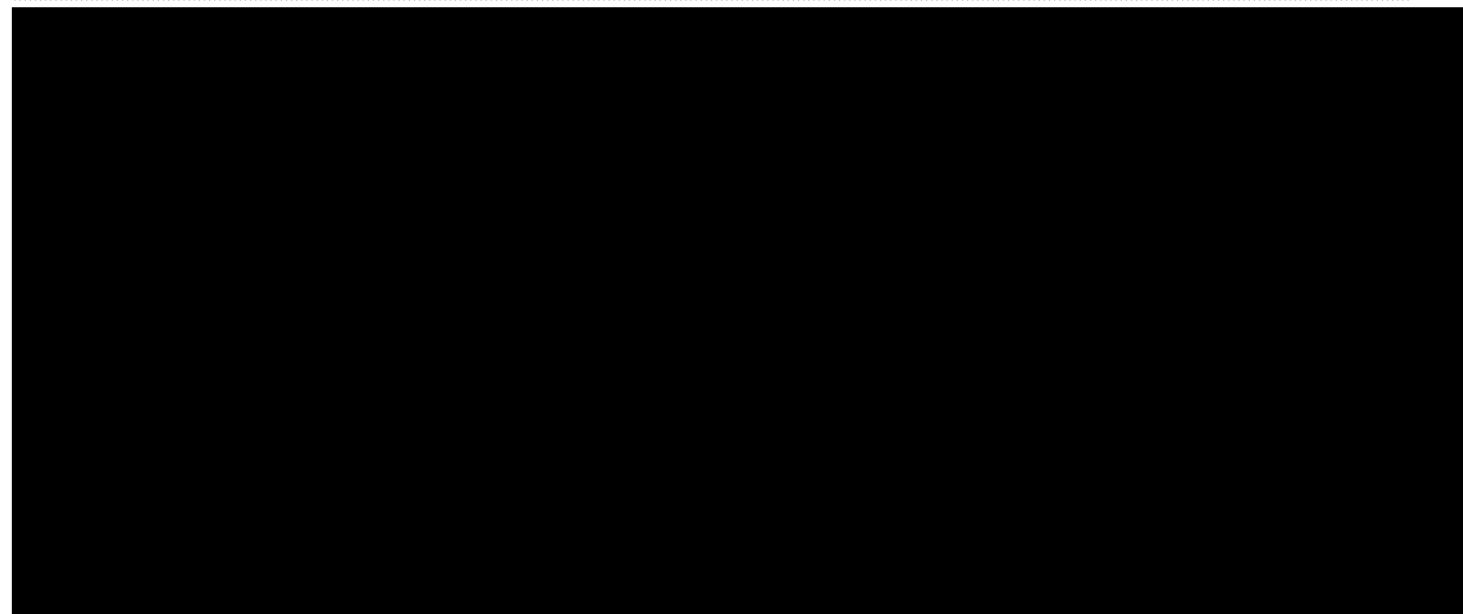




Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	  ARUN DISTRICT COUNCIL
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From: Louise Shaw
Sent: 16 December 2022 07:36
To: Clare Blatchford-hanna [REDACTED]
Subject: RE: AL/72/22/PL Rock House

Dear Clare

Thank you for your email.

I have updated the committee report to reflect the additional information you submitted and have sent this through to the Area Team Leader.

ADC Principal Conservation Officer has been reconsulted.

I believe you will receive notification from ADC regarding the committee meeting but am not certain of what format that will take.

I will be out of the office from the end of today until 9.01.23.

In my absence Mr D Vick, Area Team Leader and Mr R Stewart, Interim Head of Development Management are both aware of your application.

Yours sincerely

Louise Shaw
Planning Officer



T: 01903737576
E: Louise.Shaw@arun.gov.uk

Out of Office: Between 16th December 2022 and 9th January 2023

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From: Clare Blatchford-hanna [REDACTED]
Sent: 13 December 2022 14:06
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good afternoon Louise

Any news on if all is good for the 11th Jan?

BR
Clare

On Wed, 7 Dec 2022 at 17:41, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

Thank you for your email, I will arrange to have the information added to the planning file.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 07 December 2022 10:32
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good morning Louise

Please find attached updated DAS and 2 annex documents; Heritage Statement and EMP1. Please can you arrange for these to be publicised and shared in readiness for the 11th Jan Councillor Meeting you mentioned. I would like to attend the meeting and make a statement please.

Please let me know if there is anything further you need. I believe you have all the correct drawings from Martin however I have also attached a couple he redid as there were windows incorrectly located on the original submission which he did not correct before submitting and I'm not sure he ever updated them on the portal.

Best regards

Clare

On Mon, 5 Dec 2022 at 13:41, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

Thank you for the update.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna <[REDACTED]>
Sent: 05 December 2022 13:39
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Hi again Louise

I've talked to Steve again and I am reviewing all the info I've sent you over in addition to the original app. We are going to try to send you the new DAS, Heritage Statement and EMP1 info to republicise in time for the 11th Jan. The drawings would stay the same as the original app.

Steve still hasn't managed to get any response from the chap doing the drawings so I think we may just have to go with what we've got and appeal if it doesn't work out. I would of course want to attend the committee meeting and prepare a statement in readiness.

Best regards

Clare

On Mon, 5 Dec 2022 at 10:05, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

Thank you for your email, I will find out from the interim DM Manager and the Area Team Leader if it will be possible to hold the application for the February Committee.

You will have an opportunity to read the updated committee report prior to the meeting, the update section of the report would relate to the additional information/plans you intend to supply.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 05 December 2022 09:57
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good morning Louise

Thank you for confirming the report status. Will I be able to see that? I assume of course that this will be based on the additional information that has been submitted to date? Or will it be on the 'final' versions of everything?

As it stands we would like to carry on with the review by the committee but it looks like the drawings won't be ready in time unfortunately. We would propose that we aim for the Feb meeting please. Can you advise when the cut off would be for submitting the redone drawings etc for publication?

Best regards

Clare

On Fri, 2 Dec 2022 at 13:49, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

Thank you for your email and our subsequent telephone conversation.

As discussed, the committee report would likely be in the form of an update to the previous report.

I note that you have instructed fresh drawings of the same scheme to be prepared and explained that you have prepared additional supporting information.

I explained that it is likely that any fresh drawings and/or information would need to be reconsulted on and may need re publicizing as well.

We also discussed the possibility of withdrawing the current application and re submitting a new one.

I look forward to hearing from you after the weekend.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 02 December 2022 13:28
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Hi Louise

Any joy on the report outcome yet?

We've instructed someone to redo the drawings in a lighter tone, Martin used very dark shapes for things that ultimately will be white and we don't think this helps the overall look and feel of the drawings. The other lady who hopefully will review our app is currently mid appeal so she's tied up for now and we haven't Made any progress that end.

I think we may well go with the roof height as it currently stands on the originals submitted. We are still in two minds.

We received a letter from the valuation office stating it's no longer rateable as a commercial building. Not sure if that changes anything? I would think not but it's best to check with you.

Best regards

Clare

On Mon, 28 Nov 2022 at 10:03, Clare Blatchford-hanna [REDACTED] wrote:

Morning Louise

I'll call you now - I'm on [REDACTED]

BR

Clare

On Mon, 28 Nov 2022 at 09:49, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

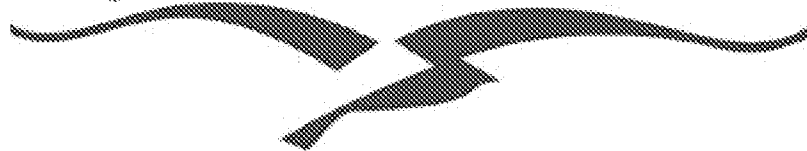
Dear Clare,

I hope you had a good weekend? What would be the best number for me to call you on?

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 25 November 2022 13:58
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good luck with traffic and catch up Monday.

Have a good weekend too.

BR

Clare

On Fri, 25 Nov 2022 at 13:24, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

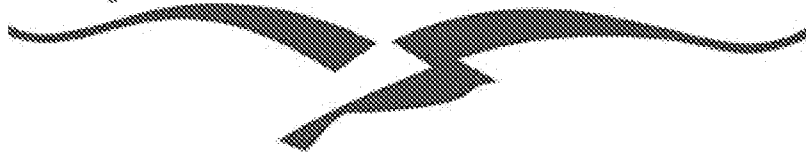
Thank you for the speedy response, I am due to make a site visit now (hopefully avoiding Friday traffic!).

Monday morning would be ideal. Have a good weekend.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 25 November 2022 13:21
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good afternoon Louise

Thanks for getting back to me. I can 2-4 today and then Monday morning as I'm on a course at college the rest of the week. Hopefully either of these will work for you?

Best regards

Clare

On Fri, 25 Nov 2022 at 13:09, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Clare

Further to my previous email, do you have an opportunity to discuss on the phone?

Some of the points you have raised we can cover and others I may have to seek further advice on.

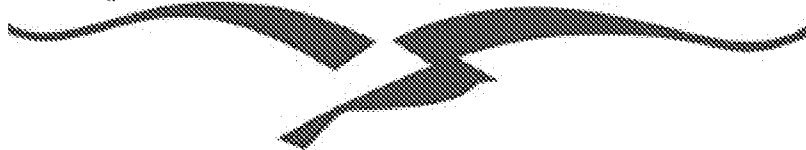
I believe the 4m you refer to may be related to permitted development rights, again this would need further consideration.

I am available early next week for a telephone call which I think might be the most sensible next step?

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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From: Clare Blatchford-hanna [REDACTED]
Sent: 16 November 2022 10:38
To: Louise Shaw <Louise.Shaw@arun.gov.uk>
Subject: Re: AL/72/22/PL Rock House

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Good morning Louise

Thanks for getting in touch. As we discussed previously we are at a loss as to where to go from here. The CO's recommendation of a lower roof compromises the usage and space availability for us completely, and would quite frankly look hideous with a flat roof in comparison to the rest of Rock House. We would be demolishing one ugly building in favour of another ugly building. Having discussed the planned usage of the roof space with you, I know you appreciate that this 'space' cannot be relocated anywhere else within the boundary or we will lose half the garden.

The garden will provide more vegetable growing space and a larger area for biodiversity, to reduce this would be a waste of the available space environmentally. Building more single storey spaces within the boundary also would not be practical as the shape of the garden is long and thin and this would deprive us of right to the existing light.

The planning requirements to be able to drive in and out of the property in 1st gear coupled with not being able to utilise the frontage due to other planning rules, really means that we are basically beholden to the CO in its entirety for this project which seems unnecessarily unfair. As residents and owners, we have our right to use the property and land disregarded in favour of passersby possible perception of the vernacular street scene. The passersby and Parish Council incidentally who think the proposed scheme is perfectly acceptable and a much needed improvement to the look and feel of the place and surrounding area. Also allowing for the impact on Hop Garden Cottage, this is a sympathetic proposal.

We have tried to come up with alternative schemes but it would mean reducing the car port to one space which is not sensible for a house of this size, and a waste of resources, and my art room would be windowless and difficult to access which again is not practical.

We have briefly spoken to another architect about redoing the drawings as per the proposed revised scheme I submitted to you last or a suitable alternative. We will be speaking to a planning specialist this week to see if they can offer any alternative ideas and to help with wording of the application.

Quite frankly, the whole thing makes me feel ill thinking about it over and over again. There seems to be no compromise by the CO or even an alternative suggestion which is unfair and unhelpful to us all.

I've been trying to read and understand the Human Rights elements of planning. I need to take further advice on this but I have found the following Article 1 states:

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

Can the CO demonstrate with facts, that our deprivation is warranted for the sake of the public's 'possible' perception? So far it seems that it's his sole subjective opinion and contrary to the opinion of the people of the local area, and our own. I have been reviewing cases on this page <https://www.ihbc.org.uk/skills/ombudsman/> and note that in one instance, an independent person was recommended to evaluate the impact. See [Complaint Nos. 04/C/07540](#)

The nature and extent of the maladministration called into question the decision to grant outline approval and the Council was recommended to commission a suitably qualified and experienced independent person to advise on whether (a) residential development on the site would enhance and preserve or detract from the special quality of the conservation area; and, (b) the nature of residential development, if any, that could be accommodated on the site without adverse impact on the setting of the adjacent listed buildings.

Can you confirm that the planning rules mean that you can build up to 4m in height without requesting permission? Can you also confirm from which level? As you know, Rock House ground levels are significantly varied throughout the existing buildings.

I will of course be sure to keep you updated once we have something to submit. It may well be the revised plan I sent to you previously. If you could please answer the above when you get a moment that would be greatly appreciated.

Many thanks.

Best regards

Clare

On Tue, 15 Nov 2022 at 16:06, Louise Shaw <Louise.Shaw@arun.gov.uk> wrote:

Dear Ms C Blatchford-Hanna

During our most recent conversations we discussed your next steps with this application, are you able give me an update on your progress?

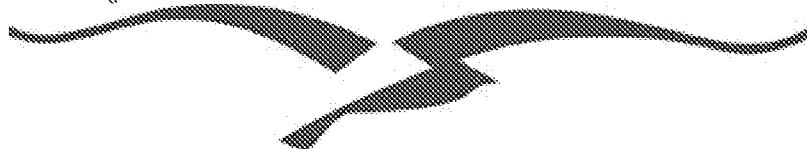
As you will recall I had indicated that the Conservation Officer would like to see an alternative scheme which would be lower in over all height, your preference was for a change to the existing scheme, and I understand you intended to generate revised plans and were planning to submit along with the supporting information we had discussed.

Do call or get in touch to let me know how you are getting on.

Yours sincerely

Louise Shaw

Planning Officer



T: 01903737576

E: Louise.Shaw@arun.gov.uk

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