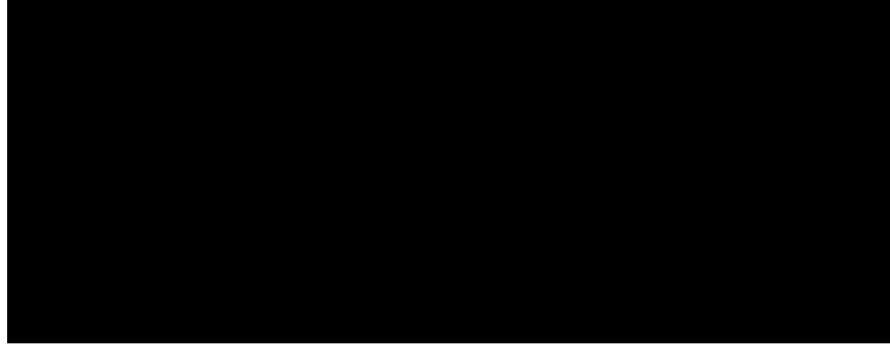




From: Michael Knight
Sent: 30 August 2017 08:49
To: Richard Temple
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Hi Richard,

If the applicants are unwilling to provide more information as required by the questionnaire I sent to you, then I am unable to ascertain that there has been a thorough marketing campaign. The accounts they have sent in show an increasing profit over three years. Their claim for mileage expenses [REDACTED] seems high and does not vary year on year. In short without more information as to how the property was marketed I am unable to form an opinion.

Kind regards,

Mike.

Michael Knight MRICS, IRRV (Hons) Reg. Valuer | Senior Estates Surveyor (P/T) | [Arun District Council](#) |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37598 | External: +44 (0) 1903 737598 | E-mail: michael.knight@arun.gov.uk

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From: Richard Temple
Sent: 21 August 2017 17:01
To: Michael Knight
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Dear Mike,

I don't think the Applicant will provide anything else.

Would you be able to provide a formal response so we can upload your comments to the website and make the applicant aware?

Regards,

[Richard Temple](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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From: Richard Temple
Sent: 11 August 2017 09:00
To: Michael Knight
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Dear Mike,

Please find attached the accounts for the last three years of the guest house.

I understand you need these for your consideration. Apologies these are considered confidential so we cannot put them on the public website. This may have been why you did not see them before.

Regards,

[Richard Temple](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Michael Knight
Sent: 10 August 2017 16:46
To: Richard Temple
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Hi Richard,

I am unable to accept the attached replies as sufficient evidence of an adequate and sufficient marketing campaign by the existing owners. The fact that they purchased the property in the knowledge that the previous owner had closed down the business as a Guest House is immaterial to their current application. It is for them having taken the property on to demonstrate it is no longer viable by showing accounts and the fact that they have made serious attempts to re-market the property as a guest house with an appropriate Commercial Business Agent, with advertising in the specialist trade journals for at least six months.

Kind regards,

Mike.

Michael Knight MRICS, IRRV (Hons) Reg. Valuer | Senior Estates Surveyor (P/T) | [Arun District Council](#) |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37598 | External: +44 (0) 1903 737598 | E-mail: michael.knight@arun.gov.uk

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From: Richard Temple
Sent: 09 August 2017 16:31
To: Michael Knight
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Dear Mike,

Thank you for the email. Please find attached the completed form by the applicant.

I look forward to your comments.

Regards,

[Richard Temple](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Michael Knight
Sent: 09 August 2017 10:19
To: Richard Temple
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Hi Richard,

As requested please find attached an electronic copy of the questionnaire, re the above application for change of use. You should be able to adapt it in respect of this case.

Kind regards,

Mike.

Michael Knight MRICS, IRRV (Hons) Reg. Valuer | Senior Estates Surveyor (P/T) | [Arun District Council](#) |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37598 | External: +44 (0) 1903 737598 | E-mail: michael.knight@arun.gov.uk

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From: Richard Temple
Sent: 08 August 2017 11:28
To: Michael Knight
Subject: RE: AW/166/17/PL Swan Guest House, 17 Nyewood Lane

Mike,

Just to let you know, our target decision date is 31/8/2017 so if you can provide your response any sooner that would be great (I need to update the customer).

How do we consult you formally?

Thanks

[Richard Temple](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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