

From: Amanda Scholes
Sent: 10 November 2020 09:40
To: Planning Scanning
Subject: FW: AW/272/20/CLP Arden Grange, 220 Manor Way
Attachments: 220 Manor Way.jpg

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Zoe Toppin <Zoe.Toppin@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 09 November 2020 14:08
To: Amanda Scholes <Amanda.Scholes@arun.gov.uk>
Subject: FW: AW/272/20/CLP Arden Grange, 220 Manor Way

Please upload the email correspondence, I have uploaded the plan.

Thanks

Zoe Toppin
Planning Apprentice, Planning

T: 01903 737500 ext 37889
E: zoe.toppin@arun.gov.uk



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 02 November 2020 08:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AW/272/20/CLP Arden Grange, 220 Manor Way

Morning,

Can the email correspondence from the applicant and supplementary plan be uploaded to the application please.

Kathryn Welch
Planning Officer, Planning Department

T: 01903 737789
E: kathryn.welch@arun.gov.uk



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From: Chris Palmer [REDACTED]
Sent: 29 October 2020 12:49
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Hi Kathryn,

OK, we've decided to go ahead with the partial replacement of the wall for now as it does seem likely to be approved under the Lawful Development Certificate.

As you requested, please find attached a modified copy of the plan which highlights in BLUE the section of the wall that will be removed/replaced as it is below 1 metre high, and highlights in GREEN the section of the wall that will remain in situ as it is over 1 metre high.

The section to be replaced covers a total length of 22.43 metres which includes spaces for a drive-over and a garden gate.

The section that will remain in situ covers a length of just 2.88 metres which is roughly 10% of the entire length of the wall, boundary-to-boundary.

Looking at the revised plan, which is more-or-less to scale, I think you will agree that it does seem a little incongruous that the smallest and most dangerous part of the wall is to stay in place as-is, while the rest can be replaced and made safe!

I hope you have what you need now and that we can soon get going on this.

Many thanks for all of your help and advice.

Best regards,

Chris Palmer.



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On Wed, Oct 28, 2020 at 4:35 PM Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

Unfortunately I'm not in apposition to answer this as I only deal with Lawful Development applications. Can I suggest either giving the Duty planner a call [REDACTED] on either a Monday, Wednesday or Friday Morning (hopefully the most responsive option) or submission of a Preapplication Advice application, at which point the correct Officer would take a look and give you a comprehensive answer.

Kind regards

Kathryn

Kathryn Welch

Planning Officer, Planning Department



T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Chris Palmer [REDACTED]
Sent: 28 October 2020 11:45
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Dear Kathryn,

That sounds like positive progress, many thanks.

If we were to make a new application to replace the entire wall, how likely would it be to be approved, given that the highest part of the wall is most likely to cause injury if it were to collapse?

If you think it unlikely to be approved we will proceed as you suggest and hope that we can make it safe.

Best regards,

Chris Palmer.

On Tue, 27 Oct 2020, 11:11 Kathryn Welch, <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

I've had a response from the Conservation Officer and he thinks that logically the removal of the portion of the wall below the 1m threshold would appear acceptable to be dealt with under PD. Therefore if you would like to proceed with the Lawful Development Certificate as submitted, would you please provide a plan detailing the length of wall that you wish to remove and a note of the length of wall which will be left in situ. I suggest re annotating your original plan submitted and I can add this to the file.

Should you wish to remove the entire wall then a fresh full planning application would be required.

Kind regards,

Kathryn

Kathryn Welch

Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Chris Palmer [REDACTED]
Sent: 23 October 2020 12:04
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Dear Kathryn,

Many thanks for your message today. We were very pleased to receive it.

The wall slopes up to meet a pier at its maximum height as you can see from the attached pictures.

At the boundary with the house next door (to the right) there is no pier (the wall just continues on), which I believe has come about because many years ago our house had much more land attached to it which was gradually sold off for new housing. So, should we ever be allowed to replace the entire wall with a safer one (one that is not collapsing) we would naturally also build a new pier to support the original wall that continues into nextdoor's garden.

As you can also see in the pix the wall is in a pretty dreadful state and is gradually falling apart and tilting further outwards toward the footpath. It can not be to anyone's benefit to leave the wall as it is. We are also concerned about what our liabilities will be if the wall were to collapse onto someone.

Hopefully we can come to a sensible agreement that will allow the application to proceed.

Best regards,

Chris Palmer.

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On Fri, Oct 23, 2020 at 9:30 AM Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

I'm just seeking some advice as to whether the wall would be seen as a whole entity and therefore subject to an application for demolition or if there's absolutely no control over the section below 1m. Could you also confirm for me, the section above 1m, is it framed with brick piers or does the wall just increase in height midway through a section?

In answer to the next question, it's a matter of perspective as to whether you see this as a 'black mark' against your name. There are some who really don't like refusals just in case it comes into play in any future applications. It could be used to bolster an argument against another application, but it comes down to its relevance against any applications in the future. Then again, some want the refusal in order to have firm reasons of refusal just to lodge an appeal.

Kind regards

Kathryn

Kathryn Welch

Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Chris Palmer [REDACTED]
Sent: 22 October 2020 09:14
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Hi Kathryn,

I'm sure you are busy, but I would appreciate an answer to my previous message about only repairing the lower part of the wall, and could you also please explain the benefit of withdrawing the application to avoid a refusal? If we can't get the money back what difference does it make? Does a refusal create a black mark against my name, or what?

Best regards,

Chris Palmer.

On Tue, 20 Oct 2020, 16:44 Chris Palmer, [REDACTED] wrote:

Dear Kathryn,

Has this situation come about because a fraction of the wall we want to replace is over 1 metre high?

If so, what if we were to only replace the section that is lower than 1 metre? We could live with that.

Best regards,

Chris Palmer.

On Tue, 20 Oct 2020, 16:38 Kathryn Welch, <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

I understand your frustration, it can be a complex mine field to navigate. Do you know with whom you spoke to in the department?

It is difficult for me to comment on the advice that has already been given to you, as you can appreciate I was not party to the discussions. Usually an officer will not give any firm declaration to whether an application would be approved or not, as it needs to go through due process and be signed off by a superior before issuing a binding decision. Additionally, as the type of application you submitted acts as a test to see if a planning application is required; for which the process has been undertaken, then unfortunately no refund would be due. I am still able to issue a decision if you wish?

Kind regards,

Kathryn

Kathryn Welch

Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Chris Palmer [REDACTED]
Sent: 20 October 2020 15:38
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Dear Kathryn,

Many thanks for you advice.

That is very frustrating after all this effort.

We were led to believe that the Lawful Development application would be sufficient. The wall is leaning outwards towards the road which presents a potential danger to passersby. The only way to make it safe and straighten it up would be to knock it down and rebuild it!

I feel that we have been very poorly advised o Dr this by many people in the planning department, and we had to pay over £100 for the privilege.

If I withdraw the application as you suggest will the fee be refunded?

Best regards,

Chris Palmer.

On Tue, 20 Oct 2020, 15:05 Kathryn Welch, <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

Many thanks for those details. Unfortunately I am minded to state that the proposal does require the submission of a planning application, this is due to the fact that demolition within a conservation area isn't covered by Permitted Development rights. As the wall is within the Aldwick Bay Conservation Area, is over 1m in height and adjacent to a highway it would require a planning application for its removal even if the replacement structure could be dealt with under the Permitted Development allowances.

Can I suggest that you withdraw this application so as not to gain a refusal, and submit a full planning application for demolition within a conservation area. The new wall can also be dealt with under the same application.

I await your further instruction on how you wish to proceed.

Kind regards,

Kathryn

Kathryn Welch

Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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From: Chris Palmer <[REDACTED]>
Sent: 20 October 2020 12:27
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: AW/272/20/CLP Arden Grange, 220 Manor Way

Dear Kathryn,

The existing wall height is mainly between 75 and 80 cm (it varies due to its rough and dilapidated condition, which can be seen in the pictures supplied with the application). There is a small section at one end that goes up to 150 cm (it's about 10% of the entire length of the wall) but we do not intend to mimic that. The height of the entire replacement wall will match the lower height of 75-80 cm.

Best regards,

Chris Palmer.

On Tue, 20 Oct 2020, 10:53 Kathryn Welch, <Kathryn.Welch@arun.gov.uk> wrote:

Dear Mr Palmer,

Your application has been passed on to myself for determination. I have noted within your application you make reference to the proposed wall being equal to, or not exceeding the height of the original flint wall. I would be grateful if you would provide me with details of the height of the existing wall to include within my report.

Many thanks,

Kathryn

Kathryn Welch

Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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