

Susan Leeson

From: Donna Moles
Sent: 15 February 2012 13:01
To: Susan Leeson
Cc: Richard Cook
Subject: FW: 3 selsey avenue- letter
Attachments: 7-Kirit shah- 3 Selsey Av. BR.pdf

SELSEY
AVENUE

Dear Susan

We received a request for a letter of support for the development of 3 Selsey Avenue from Mr Shah and Mr Hopper.

Please find attached a copy of the letter which we wrote and have forwarded to them.

This has been sent to you out of courtesy for your perusal.

Regards
 Donna Moles

Donna Moles BSc (Hons) Dip ARCH RIBA | Empty Homes Assistant, Environmental Health, Arun District Council |
 Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37691 | External: +44 (0) 1903 737691 | E-mail: donna.moles@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Donna Moles
Sent: 14 February 2012 14:24
To: [REDACTED]
Cc: 'kirit shah'; Richard Cook
Subject: 3 selsey avenue- letter

Dear Nick

Further to our last meeting and subsequent request from your client, please find attached a letter of support from the Empty Homes front.

Whilst we are not able to comment on any Planning aspects of your proposals, from an Empty Property perspective; we are keen to see your project transform this building and bring it back to life.

A hard copy of this letter has been sent out in the post to Mr Shah.

Please keep us updated on your progress with this project.

Yours sincerely
 Donna Moles

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Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5LF

Tel: (01903) 737755

Fax: (01903) 723936
DX: 57406 Littlehampton
Minicom: (01903) 732765
web: www.arun.gov.uk/eh
email: donna.moles@arun.gov.uk



14th February 2012

Please ask for: Donna Moles

Environmental Health
Direct Line: (01903) 737691

Kirit Shah
2 Parham Drive
Gants Hill
ILFORD
Essex
IG2 6LZ

Our Ref: EH/DM/7

Dear Mr Shah,

Arun Empty Homes Campaign
3 Selsey Avenue, Bognor Regis, PO21 2QZ

We are very pleased that you have purchased this property which prior to your buying it, had remained empty for a protracted period.

Arun District Council operates an Empty Homes Campaign, which seeks to encourage owners of empty residential properties to bring them back into use.

Every empty property that is brought back into use effectively increases the housing supply in the area and provides a home for someone. Conversely, if a property remains empty it is likely to deteriorate and may attract anti-social behaviour, vermin and other nuisances, which is unpleasant for everyone.

Arun District Council is extremely keen to see progress made on the Empty Homes front. We therefore welcome your proposed development of this property and whilst we are not able to comment on any Planning aspects of your proposals, from an Empty Property perspective; we are keen to see your project transform this building and bring it back to life.

Yours sincerely,

Donna Moles BSc (Hons) Dip ARCH RIBA
Empty Homes Assistant



Susan Leeson

From: Richard Cook
Sent: 22 December 2011 10:38
To: Susan Leeson
Subject: FW: Selsey Avenue - Update 21st Dec 2011
Susan,

F Y I

Richard.

Richard Cook BSc FRICS | Empty Homes Officer, Environmental Health, [Arun District Council](#) | Location: Third Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37692 | External: +44 (0) 1903 737692 | E-mail: richard.cook@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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Cook

Sent: 22 December 2011 10:37
To: 'kirit shah'
Cc: Donna Moles
Subject: RE: Selsey Avenue - Update 21st Dec 2011

Good morning Kirit.

Thank you for your e-mail : I was going to e-mail you this morning with the information gleaned on the levels of Housing Benefits.

Dealing with your queries first : I must preface my remarks by saying that the Council is not in the business of recommending contractors and nor does it endorse any contractor's performance. That said, I am able to give you the following information :

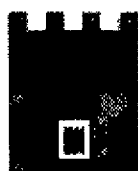
SECURITY GUARDING

The company generally recognised as market leaders in this is area of security Camelot. Their contact details, which I have taken from an e-mail from them are :

Jennifer Condell
Telesales Executive

Camelot Property Management Ltd.





CAMELOT

UNITED KINGDOM IRELAND SCOTLAND NETHERLANDS FRANCE BELGIUM GERMANY

London office	Manchester office	Birmingham office
Unit 4 Pegaso 20 Westland Place LONDON N1 7JR	The Holinwood Business Centre Albert St. Holinwood Oldham LANCASHIRE OL8 3QL	Suite 3 Globe House 3 Bradford Place WALSALL WS1 1PL

info@camelotproperty.com camelotproperty.com

BIFM
CORPORATE MEMBERCamelot Property Management Ltd.
holds SIA approved contractor status
for the provision of Key Holding services

Be green, keep it on screen

POLICE

I have notified the Police that this property has had the shuttering removed and curtains put up - so it looks more 'occupied' - but in fact it is likely to be empty whilst Planning goes through. I have also taken the liberty of giving them you

HOUSING

There is strong demand for 1 Bed units.

NOTE :

For a flat to be regarded as 'self contained' it must have at least : control of its own security (i.e. its own 'front door') ; Bedroom/sitting room ; toilet + bath or shower; kitchen(ette) - i.e. cooking facilities. This could come down to a 'studio flat' with a bath/shower + WC.

ALTERNATIVELY : You could consider Bed-sits with shared facilities.

HOUSING BENEFIT

1 bed self-contained flat : Housing Benefit : £495 per month. Likely to be person/couple on income of less than about £150 per week OR vulnerable people (i.e. previously homeless) Or on Job Seekers allowance OR on Income Support. (They might then also be eligible for Council Tax assistance.)

Bed-Sit with shared Accommodation : Housing Benefit : £360 per month.

NOTE : Change in government policy means that those claimants under 35 years of age will only be eligible for the £360/month rate - irrespective of the type of accommodation they actually occupy. Housing Benefit is due to be phased out by 2017, when various benefits will be merged into a single allowance.

Receipt of Housing Benefit is dependant upon the individual concerned actually claiming it - that is to say that ultimately the landlord's income stream depends upon ensuring that tenants on benefits submit full and appropriate claims.

VAT

I will prepare VAT Letters of Certification for you in the New Year. Please let me have an address to which I can post these for you.

Best wishes,

Richard.

Richard Cook BSc FRICS | Empty Homes Officer, Environmental Health, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37692 | External: +44 (0) 1903 737692 | E-mail: richard.cook@arun.gov.uk

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kirit shah [redacted]

Sent: 21 December 2011 21:34

To: Richard Cook

Subject: Selsey Avenue - Update 21st Dec 2011

Hello Richard

Hope you are well. Thank you and Donna for your time on Monday, it was very useful meeting. I have been thinking about the security aspect of the property. As you know now the grills and shutters have been removed. We managed to fit some net curtains in the limited time we had but I feel concerned that it is not sufficient.

I believe the property is likely to be empty until planning application has been submitted and approved. You mentioned couple of things like "property guardian" and you were going to inform the local police to keep a look out.

Please let me know what options I have. Since I live quite far I am getting worried.

I look forward to hearing from you.

Kind Regards

Kirit



M. B
- no to car parking
at front

Susan Leeson

From: Siobhan Honney-Bayes on behalf of Planning Responses
Sent: 01 November 2011 16:45
To: Susan Leeson
Subject: FW: Planning Pre-Application Consultation on: PAA/96/11/ at 3 Selsey Avenue

From: Robert Findlay
Sent: 01 November 2011 11:29
To: Planning Responses
Subject: FW: Planning Pre-Application Consultation on: PAA/96/11/ at 3 Selsey Avenue

With out Drawings I am unable to provide a response regarding Private Sector housing issues

Rob Findlay BSc(Hons) GradCIEH

HMO Officer

Private Sector Housing Team

Environmental Health

Arun District Council

01903 737686 (direct line)
 Civic Centre, Maltravers Road, Littlehampton BN17 5LF

For further information on Environmental Health's services visit our website:
www.arun.gov.uk/eh



Please consider the environment before printing this email

Rob Findlay HMO Officer, Environmental Health Arun District Council Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37686 External: +44 (0) 1903 737686 E-mail: robert.findlay@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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Evans

Sent: 31 October 2011 15:47
To: Robert Findlay
Subject: FW: Planning Pre-Application Consultation on: PAA/96/11/ at 3 Selsey Avenue

Rob,

I have no comments in respect of noise/pollution issues, please advise planning direct in respect of housing issues.

Thanks

Graham

From: Helen Mills
Sent: 27 October 2011 12:09
To: Graham Evans
Subject: FW: Planning Pre-Application Consultation on: PAA/96/11/ at 3 Selsey Avenue

189721

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 26 October 2011 16:30
To: EH Planning Consultations
Subject: Planning Pre-Application Consultation on: PAA/96/11/ at 3 Selsey Avenue

NOTIFICATION FROM ARUN DISTRICT COUNCIL

APPLICATION PAA/96/11/
NO:

Received: 06-OCT-11
Site 3 Selsey Avenue Bognor Regis PO21 2QZ
Address:

Grid **492294** **98697**

Description of Works:	I would like to keep the main part of existing building as it is and modernise extension parts with flat roof. I would like to replace all flat roofs with pitched roof. I would also like to convert the site into 9 two bedroom flats and 3 one bedroom flats arranged on 3 levels..With the front garden, partly landscape and partly create 12 parking spaces. Create rear landscape communal garden. Try to make whole site energy efficient by ensuring proper insulations. Once I obtain pre planning advice I shall get the necessary drawings done and submit them.
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PLEASE BE AWARE THAT UNLIKE PLANNING APPLICATIONS THIS PRE-APPLICATION IS STRICTLY CONFIDENTIAL AND IS NOT IN THE PUBLIC DOMAIN

I have received the above Pre Application Advice enquiry and I shall be pleased to receive any observations you may wish to make.

Your views are required by 2nd November 2011 in order that a letter of advice may be issued as soon as possible.

Please send your comments by replying to this email. Please help us by replying electronically as this application will be a paperless file.

Click here to view the pre-application using the above reference number

The officer dealing with this application is Mrs S Leeson who can be contacted on telephone number 01903 737769.

Thanking you in anticipation.

Charlotte Burrows

From: Carolyn Nysingh on behalf of Planning
Sent: 21 October 2011 09:33
To: Charlotte Burrows
Subject: FW: Pre-Application Advice Enquiry Ref: PAA/96/11
Follow Up Flag: Follow up
Flag Status: Green
Attachments: 038Feasibility Study111017-1.pdf

From: kirit shah [redacted]
Sent: 21 October 2011 00:33
To: Planning
Subject: Pre-Application Advice Enquiry Ref: PAA/96/11

Dear Sir/Madam

With reference to my Pre-Planning Enquiry ref PAA/96/11, please find the attached file to support my enquiry. Please ignore my previously submitted narrative and consider the attached file prepared by my architect. The property address is 3 Selsey Avenue.

Once you have a chance to consider this, I would like to request a meeting with your planning officer before we draw up detailed plans.

Please note that I have already paid fees online and this was confirmed when I visited your offices personally.

I shall appreciate it if you can give my enquiry early attention and get back to me. For the sake of speed I can be contacted on my mobile 07984132671.

Kind Regards
Kirit Shah (Mr)



Siobhan Honney-Bayes

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 14 March 2012 11:38
To: Siobhan Honney-Bayes
Subject: FW: Further Information required to validate application AW/43/12/ - [Your ref: [application/reference/agent_ref]]
Attachments: 011BPlanning 120314.pdf

Charlotte Burrows | Technical Support Unit Assistant, Planning and Building Control, [Arun District Council](#) | Location:
 First Floor, Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37459 | External: +44 (0) 1903 737711 | E-mail: Charlotte.Burrows@arun.gov.uk

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From: [REDACTED]
Sent: 14 March 2012 09:10
To: Planning.Responses
Subject: Re: Further Information required to validate application AW/43/12/ - [Your ref: [application/reference/agent_ref]]

Dear Siobhan

Please find attached revised second Floor Plan as discussed and requested

Kind Regards

Nick

Nick Hopper (BA hons.Dipl.Arch)
 ADS

-----Original Message-----

From: planning.responses@arun.gov.uk
Date: 13/03/2012 16:00
To: [REDACTED]
Subj: Further Information required to validate application AW/43/12/ - [Your ref: [application/reference/agent_ref]]

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Siobhan Honney-Bayes

From: [REDACTED]
Sent: 08 March 2012 16:44
To: Siobhan Honney-Bayes
Subject: Re: 3 Selsey Avenue.

Attachments: 038VC120308.doc



038VC120308.doc
(85 KB)

Dear Siobhan

Please find attached Validation Checklist for the Above Application.

Thanks again

Regards

Nick

Nick Hopper (BA Hons.Dipl.Arch)
ADS
01243 868012
07598 918285

>-----Original Message-----

>From: Siobhan.Honney-Bayes@arun.gov.uk

>Date: 07/03/2012 14:27

>To: [REDACTED]

>Subj: Re: 3 Selsey Avenue.

>

>Dear Mr Hopper,

>

>Please find attached the incomplete letter sent to you by email on
21st February 2012.

>

>Kind regards

>

>Mrs Honney-Bayes.

>

>Siobhan Honney-Bayes<mailto:siobhan.honney-bayes@arun.gov.uk> |
Technical Support Unit Assistant, Planning and Building Control, Arun
District Council<<http://www.arun.gov.uk/>>| Location: First Floor, Arun
Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

>Internal: 37445 | External: +44 (0) 1903 737711 | E-mail: siobhan.
honney-bayes@arun.gov.uk<mailto:siobhan.honney-bayes@arun.gov.uk>

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>

Siobhan Honney-Bayes

From: [REDACTED]
Sent: 08 March 2012 16:37
To: Siobhan Honney-Bayes
Subject: Fw: 3 Selsey Avenue.

Attachments: 003Planning120308.pdf; 011Planning 120308.pdf; 010Planning120308.pdf;
004Planning120308.pdf



003Planning120308 .pdf (335 KB)... 011Planning 20308.pdf (220 KB)... 010Planning120308004Planning120308 .pdf (128 KB)... .pdf (155 KB)...

>Dear Siobhan
>Please find attached revised drawings in accordance with you r
recent correspondence;
>
>As discussed we have been in touch with Grant
Moffat at the EA who have provided the following information:

"Further to our telephone conversation earlier today I can confirm that the above property is not shown to be at risk to flooding according to our Flood Map and further information available to us.

For your information the predicted 1 in 200 year extreme surge tide level for the year 2115, including appropriate allowances for climate change, at this location is 4.7 m above Ordnance Datum (AOD). Data held by ourselves indicates land levels within the vicinity of the above property between 5.85 - 6.00m AOD, in excess of 1 m above the predicted extreme surge tide level."

In addition Mike Burford at ADC Environmental Dept has also confirmed the proposal would not require FRA Assessment as it requires only a marginal increase in roof space, no additional hardscape parking surfaces, a green roof on flat areas, a decrease in occupancy levels from its previous use and would therefore not effect draiange capacity or water run off in storm surge conditions.

I will forward a validation checklist to you shortly; If there is any further information you require please do not hesitate to contact me,

Kind Regards

Nick Hopper (BA Hons.Dipl.Arch)

ADS

[REDACTED]

>

>>-----Original Message-----

>>From: Siobhan.Honney-Bayes@arun.gov.uk

>>Date: 07/03/2012 14:27

>>To: [REDACTED]

>>Subj: Re: 3 Selsey Avenue.

>>

>>Dear Mr Hopper,

>>

>>Please find attached the incomplete letter sent to you by email on 21st February 2012.

>>

>>Kind regards

>>

>>Mrs Honney-Bayes.

>>

>>Siobhan Honney-Bayes<mailto:siobhan.honney-bayes@arun.gov.uk> | Technical Support Unit Assistant, Planning and Building Control, Arun District Council<<http://www.arun.gov.uk/>>| Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Siobhan Honney-Bayes

From: Siobhan Honney-Bayes
Sent: 07 March 2012 14:28
To: [REDACTED]
Subject: Re: 3 Selsey Avenue.
Attachments: Incomplete letter 3 Selsey Avenue.pdf

Dear Mr Hopper,

Please find attached the incomplete letter sent to you by email on 21st February 2012.

Kind regards

Mrs Honney-Bayes.

Siobhan Honney-Bayes | Technical Support Unit Assistant, Planning and Building Control, Arun District Council |
 Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Mr Hopper phoned - 7/3/12.

Has not heard anything. advised him that an inc ltr was sent (successfully) by email on 21/2/12. agreed to attach ltr to email + re-send. extend time by 1 wk. 14/3.

