

Recommendation Report

Application No.

AW/5/13

Committee ☐

: Date

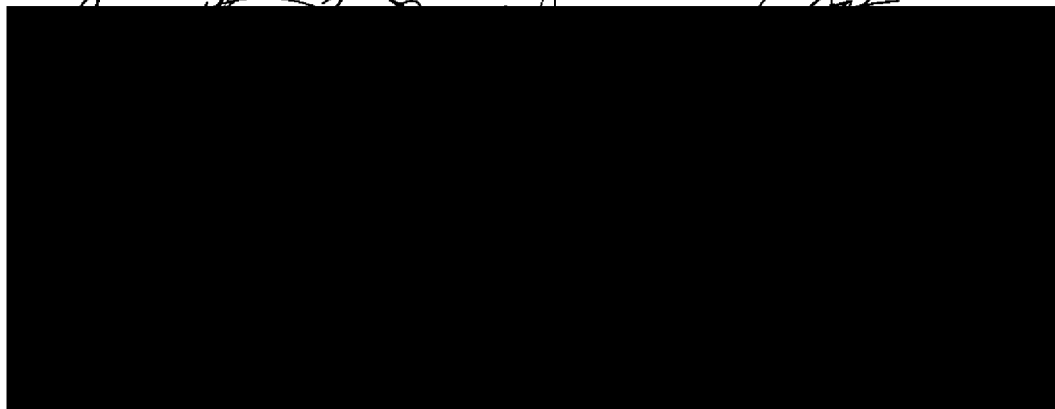
Delegated ☒

Recommend Permission ☒

Recommend Refusal ☐

	Date	Signature
Prepared by Case Officer	25.3.13	
Agreed by Team Leader	25-3-13	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:



Janice Chapman

From: Carolyn Nysingh on behalf of Planning
Sent: 15 March 2013 11:24
To: Janice Chapman
Subject: FW: 33 ALDWICK AVENUE PLANNING APPLICATION: AW/5/13
Attachments: PR12.pdf

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk

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



Save the environment - think before you print.

From: Alan Snelgrove [mailto:alan.snelgrove@arun.gov.uk]
Sent: 14 March 2013 15:41
To: Planning
Subject: 33 ALDWICK AVENUE PLANNING APPLICATION: AW/5/13

FAO Mrs L Chapman

Further to our telephone conversations today please find attached our drawing PR12 which details the proposed Velux roof lights and those to be 'obscured' denoted by OBS on the East and West elevations.

On the East elevation these windows are WF08, WF09, WF10, WF11 all on the first floor and WG12 to the ground floor.

On the West elevation the obscured roof lights are windows WS02 and WS03 on the second floor, WF04 and WF06 on the first floor and WG05 and WG06 on the ground floor.

With regard to the enquiry concerning a height of 1.7 metres this appears within paragraph 7 Residential Amenity of the conclusions of AW/140/10. This appears to require that planning permission would be required for any opening roof light should it be more than 1.7m above interior floor level. This would include the top or head of any proposed window and therefore is not solely applicable to cill level and there appears to be no requirement for any window sill to be above 1.7 metres.

Some of the proposed windows will have the top of the roof lights above 1.7 metres and the new roof lights will therefore form part of the current application under AW/5/13. Those to be obscured are detailed above and as per the attached drawing.

Hopefully this provides sufficient information at this stage to progress the application and we look forward to hearing from you.

However if you have any further queries please contact our offices

Kind regards

Steve Dickinson BSc (Hons) ICIOB

Building surveyor
Moore Salmon Associates
E mail: s [REDACTED]

Aldwick Parish Council
Ms S Batey
Aldwick Parish Offices
3 Pryors lane
Aldwick
PO21 4JF

Your Ref: 000014725

Our Ref: AW/5/13/

07-01-2013

Please ask for:
Mrs J Chapman

21st February 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

New barrel vault roof light, new marley cedar weatherboard cladding, soffits and fascias, re-arrange position of existing rooflights and repairs to existing chimney (additions to previously approved planning permission AW/140/10/)

33 Aldwick Avenue Aldwick

Thank you for your internet representation made on 20th February 2013 which has been recorded as '**no objection**' with the comments as follows:

Members have no objection to the application

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration

inette



SITE VISIT DETAILS

ADDRESS:

TOPOGRAPHY:

TREES:

BOUNDARY TREATMENT:

SITE CHARACTERISTICS:

Storeys: 1/ 2/ 3

Semi-/ Detached/ Terraced

Walls:

Roof:

Other:

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Other:



Current Applications by Officer

Report run on: January 24, 2013 2:15 PM

Officer:	Total Current apps per officer:	Current Tree apps per officer:
ARG	23	
CC	14	
DPS	2	
JC	28	5
JMS	1	
JXB	2	
KZR	28	3
MO	32	3
NXC	10	
PXC	25	7
SAL	33	
Total Current Applications:	198	



Daun Johnson

From: Daun Johnson
Sent: 24 January 2013 10:11
To: 'Alan Snelgrove'
Subject: RE: revision drwgs PR10 revA & PR11revA - Your Ref - AW/5/13

Mr Snelgrove,

Thank you for the corrected pdf.

The last pdf you sent to me showed the block plan scaled at 1:500, meaning the block plan and location plan did not scale correctly. Now that you have changed the block plan to a scale of 1:200, the plans now scale correctly.

Thank you,
Mrs Johnson

Daun Johnson | Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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



Save the environment - think before you print.

From: Alan Snelgrove [REDACTED]
Sent: 24 January 2013 10:02
To: Daun Johnson
Subject: RE: revision drwgs PR10 revA & PR11revA - Your Ref - AW/5/13

Daun,

I don't understand your wording in your email...

I have attached drwg PR10 revA showing the block/Location plan combined and now scaled at 1:200 to show the information you insist upon as is permitted using your previously suggested information re the 'Validation Checklist, Local List of Requirements' page 4, section 4 last paragraph.

I trust this is now clear.

Mr Alan Snelgrove

From: Daun Johnson [<mailto:Daun.Johnson@arun.gov.uk>]
Sent: 24 January 2013 08:54
To: Alan Snelgrove
Subject: RE: revision drwgs PR10 revA & PR11revA - Your Ref - AW/5/13

Mr Snelgrove,

Thank you for the plans you sent to me on 22nd January 2013.

Unfortunately, the Block Plan, at a scale of 1:500, does not scale with the Location Plan, at a scale of 1:1250.

If you have any questions, please do not hesitate to contact me.

Thank you,
Mrs Johnson

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From: Carolyn Nysingh **On Behalf Of** Planning
Sent: 23 January 2013 08:47
To: Daun Johnson
Subject: FW: revision dwg's PR10 revA & PR11revA - Your Ref - AW/5/13

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Alan Snelgrove [REDACTED]
Sent: 22 January 2013 14:56
To: Planning
Subject: revision dwg's PR10 revA & PR11revA - Your Ref - AW/5/13

YOUR REFERENCE – AW/5/13

APP ADDRESS – 33 ALDWICK AVENUE, ALDWICK, BOGNOR REGIS, WEST SUSSEX PO21 3AQ

Please find attached 2 revision dwg's for the planning application referred to above.

Regards,

Alan Snelgrove

Architectural Technologist

Moore Salmon Associates *part of*

The Constructive Group

[REDACTED]

[REDACTED]

Daun Johnson

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To: [REDACTED]
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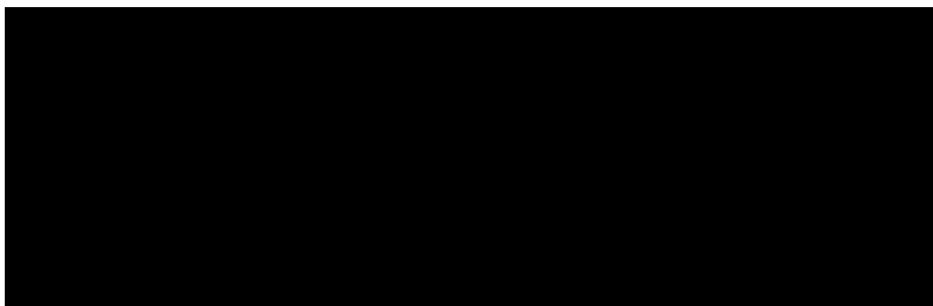
Regards,

Alan Snelgrove

Architectural Technologist

Moore Salmon Associates *part of*

The Constructive Group



Unit 5 | Vinnetrow Business Park | Runcton | Chichester | West Sussex | PO20 1QH

Daun Johnson

To: Alan Snelgrove
Subject: RE: FAO D Johnson (Planning)

Mr Snelgrove,

Can you please supply the name of my 'senior' so I can make sure my records are complete? I don't know who you have been in contact with.

I await the corrected plans.

Thank you,
Mrs Johnson

Daun Johnson | Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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From: Alan Snelgrove
Sent: 22 January 2013
To: Daun Johnson
Subject: RE: FAO D Johnson (Planning)

Regarding my email to you earlier I feel you failed to politely discuss any way to show this unspecified detail you have demanded so I have since cleared the matter up with your senior as you clearly seemed so 'matter of fact' about something so simple.

Obviously the dwgs will be sent when they are done!

Thank you

Mr Snelgrove

From: Daun Johnson [<mailto:Daun.Johnson@arun.gov.uk>]
Sent: 22 January 2013 12:59
To: Alan Snelgrove
Subject: FW: FAO D Johnson (Planning)

Mr Snelgrove,

Somehow we lost our telephone connection earlier, and I have left a message with your colleague to return my call.

As I was explaining on the telephone, if you do not wish to hatch/highlight the proposed works on the block plan, you may put in an email why you will not be providing this information. If the case officer decides, at a later date, that they would like the works shown on the block plan, they will be in contact.

Unfortunately, I still do await the proposed elevations to be labelled correctly.

I do hope this clears up any confusion.

Thank you,
Mrs Johnson

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From: Carolyn Nysingh **On Behalf Of** Planning
Sent: 22 January 2013 12:15
To: Daun Johnson
Subject: FW: FAO D Johnson (Planning)

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Alan Snelgrove [REDACTED]
Sent: 22 January 2013 10:01
To: Planning
Subject: FAO D Johnson (Planning)

Your Ref - AW/5/13/

Site Address – 33 Aldwick Avenue, Aldwick, Bognor Regis, West Sussex PO21 3AQ

Hello,

I have not received any email regarding the apparent guidelines you mentioned in our conversation earlier today for highlighting Velux windows on either block or location plan drawings.

I have searched for information on this matter myself with no luck so can you email me these requirements?

At the scale of block & location plans you will not clearly see hatched velux windows as I tried to explain previously so common sense would assume that the proposed windows which are clearly shown on the roof plan (DRWG PR10) would be sufficient, would you not agree?

Regards,

Alan Snelgrove

Architectural Technologist

Moore Salmon Associates *part of*

The Constructive Group

Daun Johnson

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To: [REDACTED]
Subject: FW: FAO D Johnson (Planning)

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Sent: 22 January 2013 [REDACTED]
To: Planning
Subject: FAO D Johnson (Planning)

Your Ref - AW/5/13/

Site Address – 33 Aldwick Avenue, Aldwick, Bognor Regis, West Sussex PO21 3AQ

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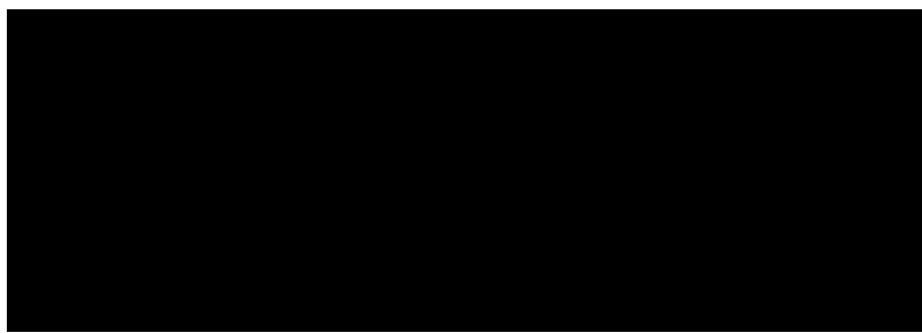
Regards,

Alan Snelgrove

Architectural Technologist

Moore Salmon Associates *part of*

The Constructive Group



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Moore Salmon Associates
Unit 5 Vinnetrow Business Park
Runcton
Chichester
West Sussex
PO20 6QH

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

**Our Ref: AW/5/13/
Your Ref:**

**Please ask for:
Mrs D Johnson
01903 737762**

Dear Mr Snelgrove

18th January 2013

**Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission**

Development New barrel vault roof light, new marley cedar weatherboard cladding, soffits and fascias, re-arrange position of existing rooflights and repairs to existing chimney (additions to previously approved planning permission AW/140/10/)

Location 33 Aldwick Avenue Aldwick

Thank you for your recent application which I received on 7th January 2013. It is being dealt with by Mrs D Johnson who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

Please submit 1 electronic or 3 paper copies of a block/site plan in accordance with the guidance notes available on our website detailed below (click on National List). Please highlight/hatch the proposed works.

The elevations on plan PR11 has two plans labeled as proposed West elevation. Please amend accordingly. ✓ 22/1

Please provide the above by **1st February 2013**. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

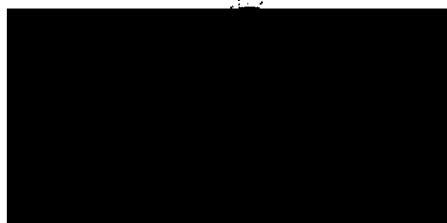
For further guidance or to obtain the documents as required above please refer to our website: <http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

If this letter has crossed with you providing the information, please ignore it.

pincagl

Yours sincerely



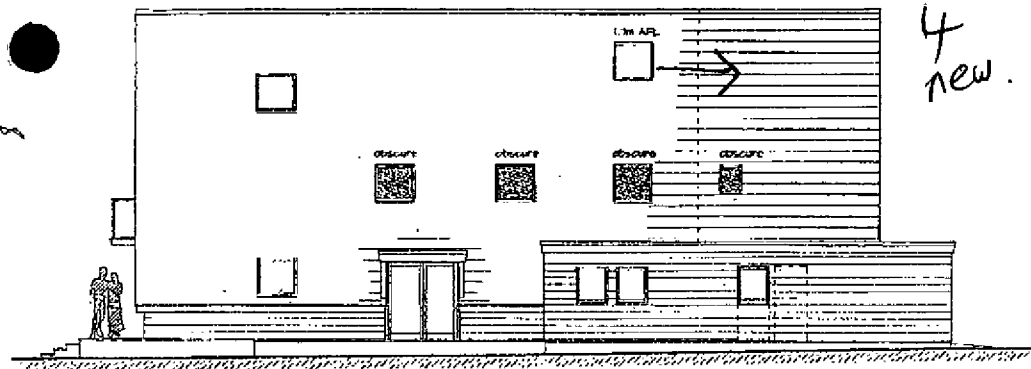
Karl Roberts
Assistant Director Planning & Economic Regeneration

AW/5/13/

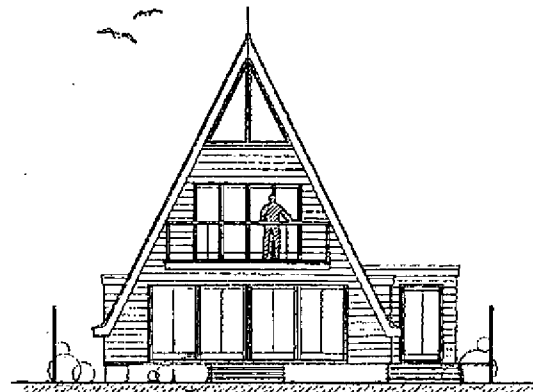
West Sussex Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
Building Design	WSD + CO	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
National Planning Casework Unit	MFF	
Ministry of Defence Safeguarding - choose from either: general planning applications MO1 , for Wind Turbines MOD , or for Offshore developments MO2		
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council/South Downs National Park)	WOR/CHI/HOR/ NMP/NP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Windturbine Developments - Directorate of Airspace Policy - CAA Ministry of Defence Safeguarding MOD Ofcom - OFC , NERL Safeguarding-NATS-CTC - WFC		
TSU WILL ALWAYS DO:		
Relevant Parish Council		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Ian Brewster - any tree applications (HOR)		
Environment Agency - if development in a flood plain (EA)		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Southern Gas Networks GBO (Check Utility Maps - applies in Shripney and Crossbush)		



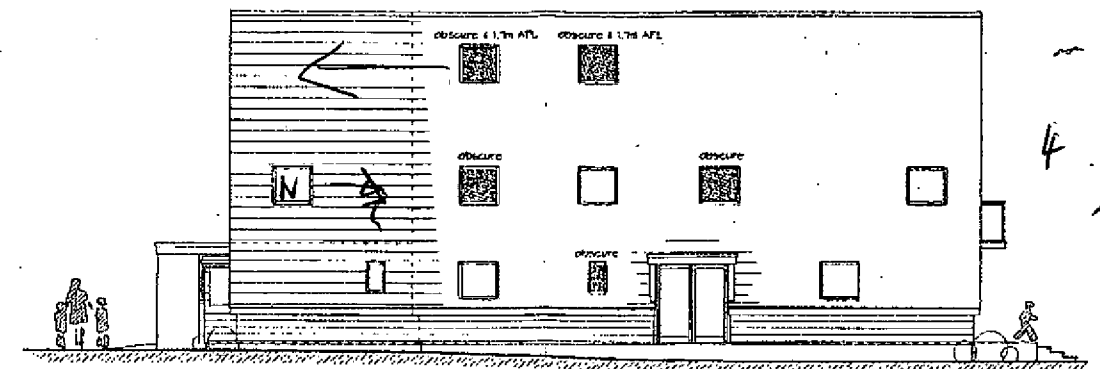
Note:
 The client has given this Drawing to the planning authority.
 All dimensions are in millimetres and to be checked on site.
 All dimensions relating to subcontractors' supplies must be checked
 and agreed between the main contractor and the sub-contractor and supplier.



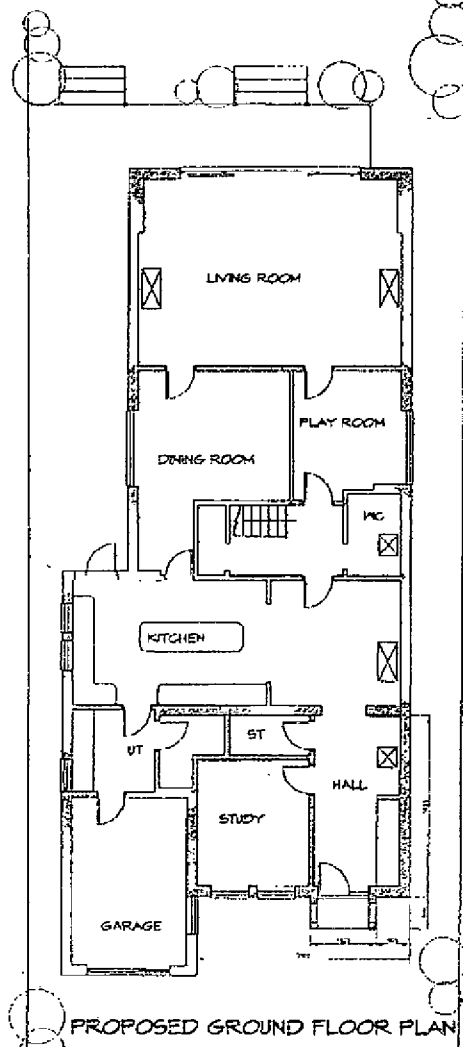
PROPOSED EAST ELEVATION



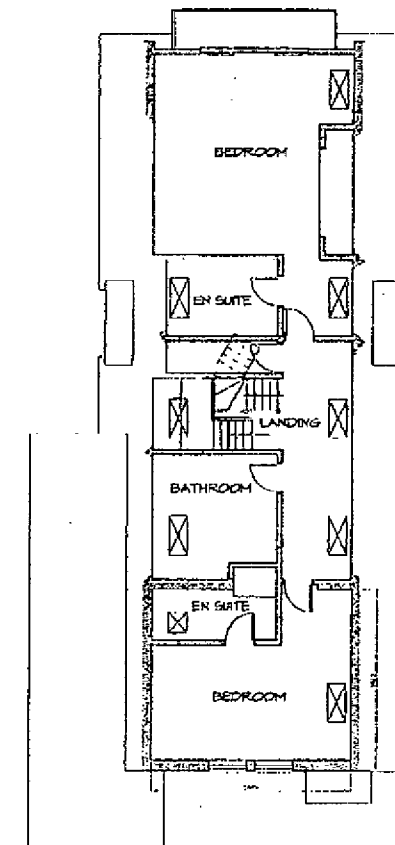
PROPOSED SOUTH ELEVATION



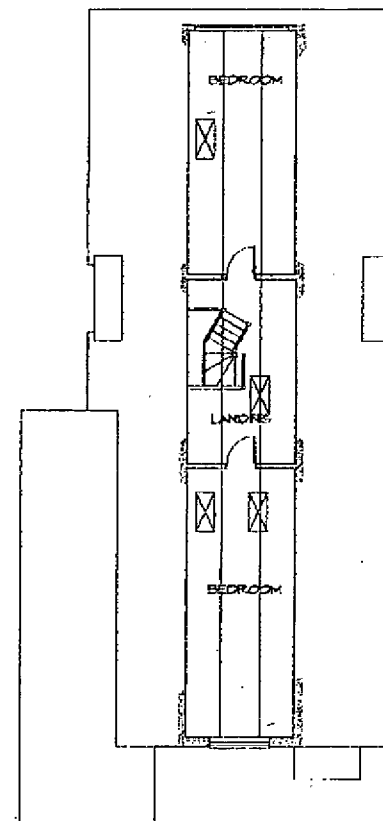
PROPOSED WEST ELEVATION



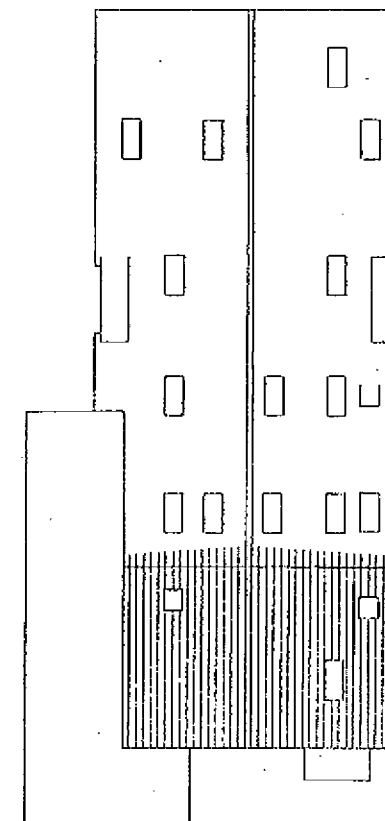
PROPOSED GROUND FLOOR PLAN



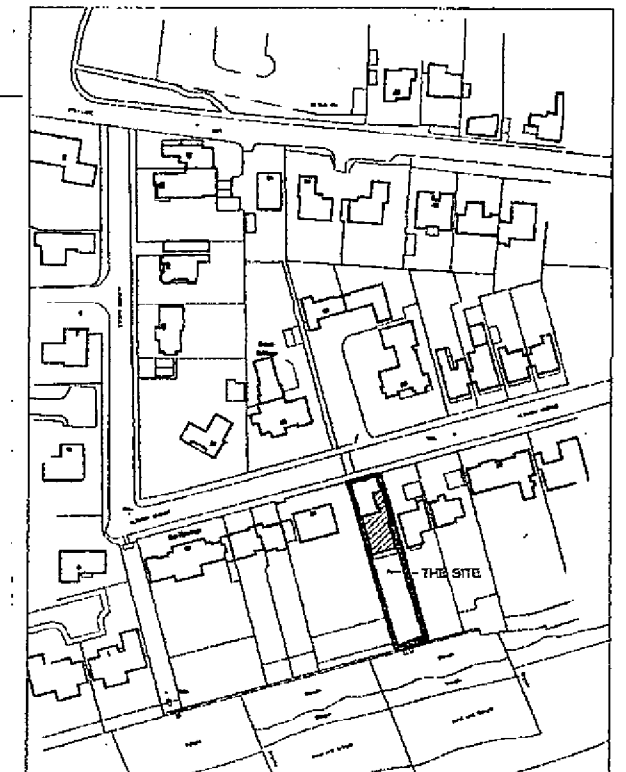
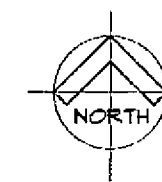
PROPOSED FIRST FLOOR PLAN



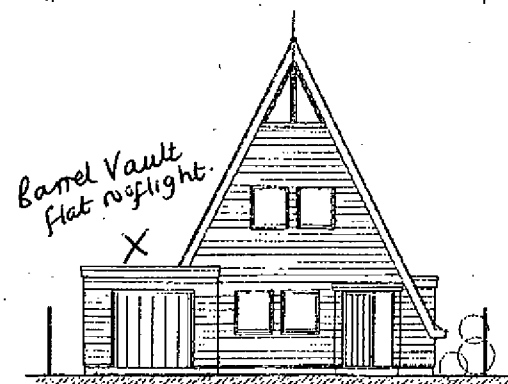
PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



LOCATION PLAN - 1:1250



PROPOSED NORTH ELEVATION

MATERIALS
 ROOF: CONCRETE INTERLOCKING TILES TO MATCH EXISTING
 WALLS: NEW & EXISTING AREAS CLAD IN HORIZONTAL CEDAR CLADDING
 WINDOWS / DOORS: PVCU WINDOWS AND DOORS / VELUX ROOFLIGHTS TO MATCH EXISTING

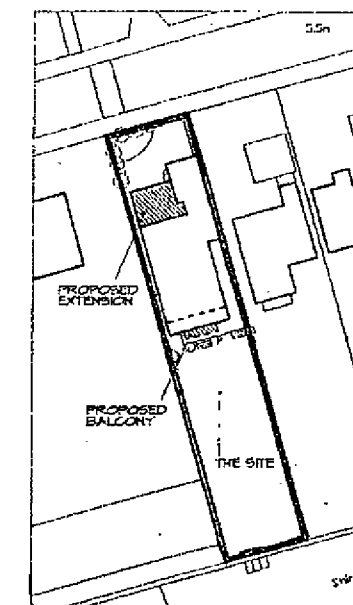
ARUN DISTRICT COUNCIL	
No.	14010
SUBSTITUTION	
Planning	29.7.10
L.N.C.	
Building Regulations	

Rev. K: Rooflights amended as discussed with
 Janice Chapman & cladding amended - July 10

WATKINS WOOD SURVEYORS
 37 North Street
 Farnworth
 Hampshire PO10 7DA
 Tel : (01243) 371956
 Fax : (01243) 379009
 admin@watkinswoodsurveyors.co.uk

PROPOSED EXTENSION & ALTS
 33 Aldwick Avenue
 Bognor Regis, W. Sussex
 Mr & Mrs Butler

Drawn by: MJW Checked by: GP
 Scale: 1:100 Date: Jun 10
 Job No: 3720 Drawing: PL 01 K



PROPOSED BLOCK PLAN 1:500

Proposed Extension & Alterations - 33 Aldwick Avenue, Bognor Regis

