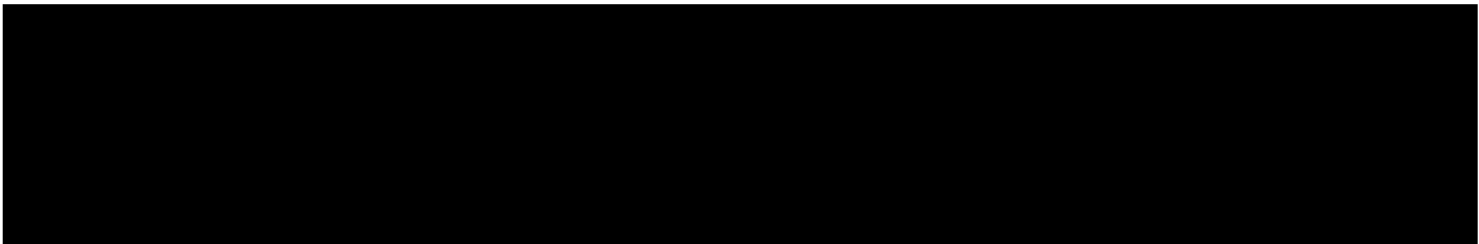


Lynnyrd Wolfe

From: Andrew Wood
Sent: 27 November 2018 17:07
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: A/106/18/PL - Somerset House, Angmering
Attachments: 0225_101D Location Plan.pdf; 0225_102C Pr Plans.pdf



From: Peter Davey [REDACTED]
Sent: 27 November 2018 15:28
To: Andrew Wood
Cc: 'Julie Cleasby'
Subject: RE: A/106/18/PL - Somerset House, Angmering

Dear Andrew,

Thank you for confirming the parking requirements for Somerset House/Annexe.

Please find attached the following revised drawings as requested:

0225 / 101 rev D Location + Site / block plan
0225 / 102 rev C Proposed floor plans + elevations

The followings amendments have been made:

- * New cross-over and additional parking spaces off High Street omitted and wall left unchanged.
- * Single parking bay behind Annexe widened to create two spaces. No alterations to wall facing Hill Crescent.
- * Velux rooflights amended to Clement Conservation style rooflights.
- * Front door amended to timber.

Together with the existing double garage, this brings the total number of parking spaces available to four, which we understand meets Highways requirements.

With Kind Regards

Peter Davey
Director

Peter Davey Ltd
construction consultant



From: Andrew Wood [REDACTED]
Sent: 26 November 2018 11:36
To: 'Peter Davey'
Subject: RE: A/106/18/PL - Somerset House, Angmering

The parking demand for the dwelling and annex would be 4 spaces.
I would therefore advise the inclusion of a further car parking space to the rear of the property using the existing gate at the rear.
If this is not provided I will need to reconsult with highways or the conservation team if the gate/wall is altered.

Thank you,

Andrew Wood

From: Peter Davey [REDACTED]
Sent: 26 November 2018 09:54
To: Andrew Wood
Subject: RE: A/106/18/PL - Somerset House, Angmering

Dear Andrew,

Thank you for your email. I will amend the plans accordingly.

In the meantime, Somerset House has 10 rooms consisting:
5 beds
study
3 reception rooms
kitchen

I have not included bathrooms, cupboards, hallways or the conservatory.

With Kind Regards

Peter Davey

From: Andrew Wood [REDACTED]
Sent: 26 November 2018 09:27
To: 'Peter Davey'
Subject: RE: A/106/18/PL - Somerset House, Angmering

Mr. Davey,

Can you please provide updated plans removing the two parking spaces and wall alterations at the front, the timber front door and conservation style roof lights.

Can you also inform me how many rooms exist in Somerset House (except bathrooms, cupboards or hallways) so that I can assess whether 3 parking spaces would meet the West Sussex Car Parking Demand Calculator standard.

Providing this standard is met I should be able to assess the application without re-consultation.

Thank you,

Andrew Wood



From: Peter Davey [REDACTED]
Sent: 19 November 2018 16:24
To: Andrew Wood
Subject: RE: A/106/18/PL - Somerset House, Angmering

Dear Andrew,

The windows to Somerset House are actually uPVC, changed over 10 years ago. With this information, would the Conservation Officer accept uPVC to the Old Bakery? The client is willing to fit a timber front door.

The client is willing to omit the two parking spaces and changed the rooflights to conservation style rooflights.

With Kind Regards

Peter Davey
Director

Peter Davey Ltd
construction consultant

49 Park Drive
Rustington



From: Andrew Wood [REDACTED]
Sent: 19 November 2018 10:48
To: 'Peter Davey'
Subject: RE: A/106/18/PL - Somerset House, Angmering

Peter,

Thanks you for your email below. Its contents will be considered in the final report.

The demolition of the front wall and creation of two parking spaces at the front of the dwelling has attracted objections from both the Conservation Officer and the Conservation Area Advisory Committee. It is considered that this part of the scheme is contrary to policy in the Arun Local Plan and Angmering Neighbourhood Plan relating to Conservation Areas.

Can I request that you remove this element of the scheme. It might be possible add a further parking space at the rear of the property where a single existing parking space is shown on dwg.no. 0225/101 C

Finally there has been an objection raised by the Conservation Officer to the UPVC windows and doors on the front elevation of the building being made of UPVC rather than wooden framed as in the main dwelling house.

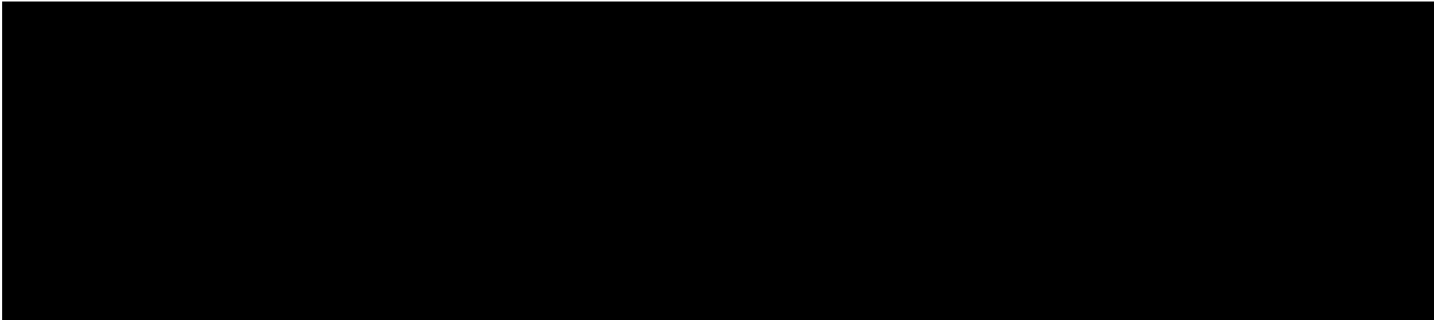
'On the whole the amendments to the external appearance of the bakery can be supported. However, there are a few issues; the use of the rooflights is problematic, and should be of conservation standard, and the use of plastic windows and doors is disappointing, especially in terms of the west (front) elevation which is visible from the public domain.'

I would therefore request that the windows and doors on the front elevation and roof be amended on the plans in response to the above comments.

As soon as I received the amended plans I will endeavour to process the application as soon as possible.

Thank you,

Andrew Wood



Sent: 16 November 2018 16:57
To: Andrew Wood
Subject: RE: A/106/18/PL - Somerset House, Angmering

Dear Mr Wood,

Please accept this email as our agreement to the requested extension of time.

The main hope of the applicant is for the building to be used as an annexe for family dependents (the applicant's parents). However, there is a possibility they will not be in a position to move in immediately. The applicant is very keen to renovate the building and therefore would like the option to let it out as a holiday let to ensure the property does not remain empty and to help justify the expense in renovation.

With regard to the history of the previous use, we should point out the following information is purely anecdotal:

- It is understood a printing business rented The Old Bakery for approx 20 years from the previous owners.
- It is understood this was a 'loose' renting arrangement and there is no paperwork to back up any agreement.
- Whilst the building is extremely basic, it served their purpose until about 4½ years ago when it finally deemed unsuitable and the business vacated.
- The previous owner was either advised or decided the Old Bakery needed substantial investment before it could be marketed. They could not justify the expense based upon the likely rental return and as they

intended to move away, the building was not marketed and remained empty for their final year of ownership.

The applicant (current owner) purchased the whole site (including Somerset House) 3½ years ago. The building known as The Old Bakery has not been rented out for business use in all that time. The Old Bakery is very basic consisting of nothing more than an un-insulated shell with rudimentary power, lighting, toilet and tea-making facilities. Based upon the advice from the previous owners, the applicant was informed any attempt at marketing the Old Bakery in its current state would be unsuccessful.

Therefore, the building has remained underutilised for 4½ years. There is no loss of local employment. The building cannot be marketed until large amounts of money are spent on substantial renovation and the business case for spending such sums are uneconomic and carry huge risk.

The building is completely surrounded by residential properties. Any intensity of business use, has the potential to cause upset to neighbours. The change of use to an annexe or holiday let is considered entirely appropriate to the setting. Actually, during periods of holiday let use, the building would even provide a source of local employment for such things as cleaning services etc.

We therefore believe the case for the change of use is justified. The building has not been made deliberately unviable. It was already in this state. It is the applicants intention to renovate the building. The business case is pretty clear. A similar office building in Goring is currently being offered for a monthly rent of £375. A holiday let would attract a figure four times this amount whilst at the same time, being considerably less contentious. But that said, it is not the applicants main motivation which is to provide an annexe for family dependents for which the case to justify the expenditure on renovation is obvious.

I hope this clarifies my clients position.

With Kind Regards

Peter Davey
Director

Peter Davey Ltd
construction consultant

49 Park Drive
Rustington

From: Andrew Wood [REDACTED]
Sent: 07 November 2018 10:51
To: 'peterdavey67@btinternet.com'
Subject: A/106/18/PL - Somerset House, Angmering

Mr. Davey,

My name is Andrew Wood MRTPI . I am a Senior Planning Officer at Arun District Council. I have been allocated your application to write a report of recommendation with a view to determination. Further information is required. Could I request that you agree to a further extension of time until the 31st November 2018 by return of email while these matters are resolved. I will however seek to process the application as soon as I have received the information requested below. I can be contacted by phone on 01903 737768.

FURTHER INFORMATION REQUIRED

- 1) Could you clarify the intended use of the property. Please clarify how the property is to be used in the short and medium terms and/or whether the 2 uses are to be intermittent?
- 2) I would like to draw your attention to the local planning policies below which need to be addressed prior to determination of the application. Could you provide a statement indicating compliance with the policies below?

Angmering Neighbourhood Plan

ER2: Local Employment

There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use.

Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal.

That the alternative use proposed will be a positive contribution to the sustainability of Angmering.

Arun Local Plan 2011 - 2031

Policy EMP DM1

Employment Land: Development Management

2. Protection of existing employment premises and sites

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. Excepting Permitted Development Rights or Local/Neighbourhood Development Orders, change of use from Business Class (B1-B8) or similar sui generis(23) uses will not be permitted unless:

23 Sui generis uses are uses not specifically categorised in the four main Use Classes and are their own specific use

8 Employment & Enterprise

a. It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or b. The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

Thank you for your prompt response,

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

