

Karen Parsons

From: Nicola Spencer
Sent: 07 November 2017 09:33
To: Karen Parsons
Subject: FW: A/117/17/HH - 49 Ashurst Way

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: David Easton
Sent: 06 November 2017 09:22
To: Karen Parsons
Cc: Nicola Spencer
Subject: FW: A/117/17/HH - 49 Ashurst Way

Extension of time agreement until 10th November 2017.

From: jasbir.matharu [REDACTED]
Sent: 02 November 2017 20:45
To: David Easton
Subject: Re: A/117/17/HH - 49 Ashurst Way

Dear David,

I agree to the extension of this application to the 10th of November 2017.

I am unsure on the discussion with regard to the adverse effect on the character of the of the area or the dwelling as many of my neighbours have similar garages as my purposed garage also due to the height of the purposed garage I feel the impact will be of minimal effect. One of the main reasons I bought the property was for the reason to build a garage similar to the neighbouring properties.

The reason for the size of the garage is for my love and enjoyment of DIY (Woodwork and working on my car and motorcycle) the room is needed for working area as well as storage of tools as well as for parking my car, my partners car and my motorcycle.

Reducing the depth to 6 meters will have a great impact on the room I have to manoeuvre and also make parking my car and motorcycle around each other very difficult.

Will it be possible to arrange a meeting to show my surrounding neighbours garages and the little impact my garage will have on the area?

Please if there is any advice on how I can get this garage approved I will be very grateful as it will have an impact on the enjoyment I have in living here.

Many thanks,

Jasbir

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: David Easton <David.Easton@arun.gov.uk>

Date: 02/11/2017 14:16 (GMT+00:00)

To: [REDACTED]

Subject: A/11/17/HH - 49 Ashurst Way

Dear Mr Matharu,

I have now had the opportunity to discuss the above planning application with my team leader in relation to the proposed garage and it is considered that by virtue of its size the proposed garage would have an adverse impact upon the character of the area as well as the host dwelling in conflict with policy GEN7(ii) of the Arun District Local Plan.

It is acknowledged that an outbuilding/garage of this size could be constructed under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). However, the proposed garage by virtue of its size could not be considered as incidental to the enjoyment of the dwellinghouse. Whilst, a garage is typically considered to be incidental to the enjoyment of a dwellinghouse in this case the proposed garage would be 82.21% of the size of the existing bungalow. Therefore, it is considered that the proposed garage by virtue of its size cannot be considered as incidental.

Therefore, it has been determined that in this case the proposed garage will either need to be reduced in depth to a maximum of 6m or detailed justification as to why the garage would need to be this size will need to be provided to support the application.

I apologise for the delay in the determination of this application and that these concerns have only just been raised with you. As such, I would proposed that an extension of time agreement is put in place until the **10th November 2017** to allow for further discussion to be undertaken in relation to this proposal. I would be grateful if you would provide me with written confirmation of your agreement to the extension of time request.

Please do not hesitate to contact me should you wish to discuss this matter further.

Yours Sincerely,

David Easton

David Easton MSc | Senior Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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