

From: Zac Denton
Sent: 09 June 2020 13:41
To: Planning Scanning
Subject: FW: RE A/41/20/HH

Representation – Mr Thornley Correspondence – 09/06/2020

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: Steve Thornley [REDACTED]
Sent: 09 June 2020 12:05
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: RE A/41/20/HH

Dear Mr Denton

Thanks for your reply.

I'm glad you got the photos OK.

Best Wishes

Steve

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 09 June 2020 11:36
To: Steve Thornley [REDACTED]
Subject: RE: RE A/41/20/HH

Dear Mr Thornley,

Thank you for your email.

I am glad that I have helped you with your confusion surrounding the date by which you can submit comments.

The site notices are erected within the locality of the application site, in order to make local occupiers aware. There are no specific guidelines as to where it is that the notices need to be erected. It is considered that the notices have been erected in locations of which allow the application to be advertised suitably.

The photos you have submitted are noted. I am unable to comment on the evidence submitted at current.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Steve Thornley [REDACTED]
Sent: 08 June 2020 19:54
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: RE A/41/20/HH

Dear Mr Denton

Thank you for your email.

I appreciate Corona has hit public services and normal service cannot resume. My point was more why the date on the website could not have been amended in the same way the date on the planning notice had been. It would have saved confusion if it could have been.

I also note that you have not answered, what I thought was a reasonable question, as to why the notice had been placed: *"... outside our property, some way away from the applicant's address. Why has the planning notice not been displayed adjacent to the property as I thought was supposed to be the case?"*

I wonder if you would be good enough to answer this question?

I am sorry you were unable to see the photograph I linked to.

As requested, I have attached 4 photographs showing the 'summer house' use late at night on 4 separate evenings. I would be grateful if you could add this to our objection. As I had already pointed out, the building is clearly not being used as a summer house.

The photographs are as follows:

Photo 01 - 20th April 2020 @ 22:56
Photo 02 - 17th May 2020 @ 22:06
Photo 03 - 29th May 2020 @ 00:00
Photo 04 - 1st June 2020 @ 22:49

Thank you.

If I can be of any further help, please have no hesitation to ask.

Best Wishes

Steve Thornley

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 01 June 2020 12:53
To: Steve Thornley <[REDACTED]>
Subject: RE: RE A/41/20/HH

Dear Mr Thornley,

Thank you for your email.

I apologise for the planning notice being displayed late, this is as a result of the current global pandemic placing pressure on some of the Planning Authorities procedures.

The date on the notice acts as a later date for comments to be submitted, you may submit comments up to this date. The website relates to the date up to which the application is advertised in the newspaper.

I am unable to open the link you have sent me, if you wish to attach photos to the email I can upload them against your email on the website.

As you have written in to express your comments on the application, you will be kept up-to-date as to when decision is issued.

Kind regards,

Zac Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Steve Thornley <[REDACTED]>
Sent: 28 May 2020 20:48
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: RE A/41/20/HH

Dear Mr Denton

A Planning Notice has only just been displayed this week. This is outside our property, some way away from the applicant's address. Why has the planning notice not been displayed adjacent to the property as I thought was supposed to be the case?

Also, the deadline for comments is displayed on your website as 15.05.2020 but amended by hand to June on the Planning Notice. Why has the date not been amended on the website entry and which is the correct one please?

More evidence of the shed being used as a bedroom here (this photo was taken at 22:06 on 17.05.2020:

<https://1drv.ms/u/s!AhP5LO0kFIACuAGZ0m-N2ANEMX0u?e=v42I3Z>

Do you have any idea as to when a decision on this application will be made?

Many thanks.

Steve Thornley

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 07 May 2020 10:46
To: Steve Thornley [REDACTED]
Cc: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Subject: RE: RE A/41/20/HH

Dear Mr Thornley,

Thank you for your email.

Your comments will be accepted whether emailed to me, or through our website.

A notice will be erected within the vicinity of the site within the coming days.

Please do not hesitate to contact me with any further enquiries.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Steve Thornley [REDACTED]
Sent: 06 May 2020 15:56
To: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: RE A/41/20/HH

Hello Ms Headley-Smith

Thank you for forwarding my email to Mr Denton.

Are you suggesting that ONLY comments on your form are taken into account? In which case, why did you (a) forward my email to Mr Denton; (b) suggest that I get in touch with the case officer directly?

I am confused. I am trying to do "the right thing" but you are not making it easy for me to understand.

I also note that you do not comment on the lack of a planning notice at the property. Whose responsibility is this, exactly?

Your clarification would be much appreciated.

Best Wishes

Steve

From: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Sent: 06 May 2020 12:38
To: Steve Thornley <[REDACTED]>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE A/41/20/HH

Good Afternoon Mr Thornley

I have copied this reply to the case officer dealing with the application as your comments/query relates to the planning application. Please note any comments in regard to planning applications should be made online by searching for the application on the website and entering a comment and will be on public view. If you wish for the email below to be uploaded against the application as a representation, please advise the case officer directly.

Regards

Tracey Headley-Smith
Senior Planning Officer (Compliance), Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Online working Tues - Fri 7am – 1pm
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Sent: 03 May 2020 17:02
To: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Subject: RE: Planning Compliance Case ENF/28/20

Dear Ms Headley-Smith

I hope this finds you well.

Still there is no visible notice of Planning Application adjacent to the property in question as the following photograph which I have just taken shows:

<https://1drv.ms/u/s!AhP5LO0kFIACtH2gYaRDuWHFAwyx?e=kmJfvr>

The summer house is clearly being used as primary accommodation for a teenage boy but the comments form to which you have linked does not allow us to submit evidence.

Most evenings, when I shut up the rabbit for the night at around 23:00, lights are visible from the summer house and a voice can be heard from inside. This photograph was taken at 22:56 and is typical:

<https://1drv.ms/u/s!AhP5LO0kFIACtQHoyX1qKOnJpm8C?e=BUplHA>

Also, I felt it important that the committee understood the impact the erection of this summer house has had on our view from all our south-facing windows and our garden. These photographs show this:

<https://1drv.ms/u/s!AhP5LO0kFIACtH94QdggVtu4Ahpq?e=GkJWTa>

<https://1drv.ms/u/s!AhP5LO0kFIACtH7HTIRIsIidFhHC?e=q8ge9H>

I do hope these photographs can be added to our objection and would appreciate your assurance of this.

Best Wishes

Steve

From: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>

Sent: 14 April 2020 10:45

To: Steve Thornley [REDACTED]

Subject: RE: Planning Compliance Case ENF/28/20

Good Morning

Application A/41/20/HH was only made valid on 7th April and has not yet been publicised on the weekly list. The date for publicity is 23rd April – 15th May. The site notice will be put up in due course by the planning officer dealing with the application. Eye witness accounts with dates/times would be most useful.

Regards

[Tracey Headley-Smith](#)

Senior Planning Officer (Compliance), Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Steve Thornley [REDACTED]

Sent: 14 April 2020 10:05

To: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>

Subject: RE: Planning Compliance Case ENF/28/20

Dear Ms Headley-Smith

I am surprised to hear of the Planning Application, particularly since, as an interested party, you had said that you would 'endeavour' to alert us to this (I see the application was made more than a month ago) and also since there has been NO yellow notice posted adjacent to the property in this time. Who is responsible for this posting?

I will certainly be making comment.

Exactly what evidence do you need that this outbuilding is being used as regular living quarters and not just an occasional room other than eye-witness accounts? You're presumably not suggesting we erect a CCTV camera to show the movement of the occupant, are you? Such a request would surely make us liable for a breach of privacy!

Your advice on this matter would be welcome. I will read your compliance document with interest.

Best Wishes

Steve Thornley

From: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Sent: 14 April 2020 08:54
To: Steve Thornley <[REDACTED]>
Subject: RE: Planning Compliance Case ENF/28/20

Good Morning

A planning application has now been received reference A/41/20/HH and can be viewed on the Council's website. Enter **only** the reference number in the exact format <https://www.arun.gov.uk/weekly-lists>. Comment should be made electronically only.

Use of an outbuilding for a purpose incidental to the main house e.g. occasional additional accommodation would likely not require planning permission and may not necessarily constitute a breach of planning control. If the outbuilding were used as **primary** living accommodation such as a bedroom, bathroom or kitchen this may be a breach that would require further investigation. It is unlikely to be a self-contained unit due to the size. If you could forward any further information you have regarding the use/frequency of use etc. it would be most helpful. May I also direct you to the Council's Compliance Strategy for further information. <https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n13977.docx&ver=14219>. In these current exceptional circumstances, it is possible, that in some cases, people may be utilising outbuildings in a variety of ways in order to self-isolate if necessary. Should you have any further queries, do not hesitate to contact me – my current working hours are 7am- 1pm Tues – Fri.

Regards

Tracey Headley-Smith
Senior Planning Officer (Compliance), Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Steve Thornley <[REDACTED]>
Sent: 13 April 2020 12:21
To: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>
Subject: RE: Planning Compliance Case ENF/28/20

Dear Ms Headley-Smith

Well over 28 days have passed and there has been no action taken by the landowner in respect of this planning breach, noted in your letter to me of 19th February 2020, Your Reference: ENF/28/20.

Furthermore, it has come to our attention and that of neighbours, that the outbuilding is being used as living quarters. This further breaches planning regulations, as you will be aware, let alone Building Regulations in respect of foundations, floor construction, insulation, double glazing, electricity and drainage.

Could you please inform me as to the next step of enforcement?

Many thanks.

Steve Thornley

From: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>

Sent: 25 February 2020 12:11

To: Steve Thornley [REDACTED]

Subject: RE: Planning Compliance Case ENF/28/20

Good Afternoon Mr Thornley

The option is available to the owner to relocate the building to more than 2m from the boundary and the property owner is aware. However, the building could be lawfully retained in its current position with a reduction of 15cm in height of the actual building. The building sits on a concrete slab which is 15cm above ground level, had the slab finished at ground level the building would likely have been Permitted Development.

If a planning application were to be submitted, since you are an interested party in the matter, I would endeavour to notify you. However, publicity of all planning applications is carried out by way of posting a yellow site notice adjacent to the site for 21 days, publication in the West Sussex Gazette and also in the Weekly List which is available on the Council's website. For further information regarding compliance matters, may I direct you to

<https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n13977.docx&ver=14219>.

Regards

Tracey Headley-Smith

Senior Planning Officer (Compliance), Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Steve Thornley [REDACTED]

Sent: 23 February 2020 15:36

To: Tracey Headley-Smith <Tracey.Headley-Smith@arun.gov.uk>

Subject: RE: Planning Compliance Case ENF/28/20

Dear Ms Headley-Smith

Thank you for your response to our complaint, which we are pleased has been upheld.

I note that, in the list of options to the landowner, there is not the option for the outbuilding to be moved further than 2m from the boundary? Is there a reason for this omission?

Secondly, am I correct in my understanding that the landowner cannot simply dig down 15cm to 'artificially' reduce the height of the outbuilding and that the 'ground level', as defined in the legislation, is set and not changeable?

Lastly, if the landowner was to make a formal application, how would we hear about this? We would certainly wish to object given the impact it has had on the view out of all our south-facing windows, not to mention our garden.

Your clarification on these small points would be very welcome.

And thank you for your seriousness with which you have taken our objection.

Best Wishes

Steve

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 19 February 2020 15:08

To: [REDACTED]

Subject: Planning Compliance Case ENF/28/20

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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