

pdf

From: Michael Barker [REDACTED]
Sent: 18 April 2017 10:48
To: David Easton
Subject: RE: A/45/17/CLP - 15 The Walkway, Angmering

Dear David

Please find attached the amended plans as requested. I have omitted the front access from this application and submitted a separate planning application for the front access only. Please also note that the roof construction has changed to a flat roof.

Kind Regards

Michael Barker
For Amber



Unit 3, Tungsten Building, George Street, Portslade, Brighton, East Sussex BN41 1RA

[REDACTED]
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From: Michael Barker [REDACTED]
Sent: 13 April 2017 17:45

To: 'David Easton' [REDACTED]
Subject: RE: A/45/17/CLP - 15 The Walkway, Angmering

Dear David

I have submitted a planning application for the access works and the revised plans for the extension will be over to you next week.

Many thanks

Michael Barker
For Amber



Unit 3, Tungsden Building, George Street, Portslade, Brighton, East Sussex BN41 1BA

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From: Michael Barker [REDACTED]
Sent: 12 April 2017 17:24
To: 'David Easton'
Subject: RE: A/45/17/CLP - 15 The Walkway, Angmering

Dear David

Thank you for your email. It has always been my understanding that ramped access and handrails at the front of a property require a planning application. However, I called up Arun Council and spoke to a Planning Officer, who advised that applications for this type of work are no longer required. I discussed the extension and he said to put the ramped access on the plans for the Lawful Development application. I would be happy to take off the front access from the drawings and just submit the Lawful Development application for the extension, but do I then need to submit a separate planning application for the front access?

We have submitted numerous planning applications in the Arun area for ramped access and we continue to assist disabled clients who require ramps at the front of their property, so I would really appreciate your clarification on the above point.

Many thanks

Michael Barker
For Amber



Unit 3, Tungsden Building, George Street, Portslade, Brighton, East Sussex BN41 1BA

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From: David Easton [REDACTED]
Sent: 12 April 2017 16:50
To: [REDACTED]
Subject: A/45/17/CLP - 15 The Walkway, Angmering

Dear Mr Barker,

Having looked at the certificate of lawfulness application which has been submitted under reference A/45/17/CLP it appears that the proposed railings would not accord with the limitations of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) as they would be situated adjacent to the highway and exceed 1m in height.

It should also be highlighted that the new access ramp shown forward of the primary elevation by virtue of its location and attachment to the dwelling house would not benefit from permitted development rights under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended). Thus the railings must be reduced in height and the access ramp will need to be removed from the application in order for the certificate of lawfulness to be granted. Failure to amend the application as set out above will prevent the lawful development certificate from being granted.

It appears that the proposed single storey rear extension accords with the limitations of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended). However, I would be grateful if you could provide written confirmation that all of the proposed materials (not just the brick work) for the single storey rear extension will match those used in the construction of the existing dwellinghouse.

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

Yours Sincerely,
David Easton

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