

Recommendation Report

Application No. A/84/11

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	5/10/11	
Agreed by Team Leader	10/10/11	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments:

- I have suggested temp. permission but not sure on time limit/or if should only be temporary.
Condition restricting user added.

Return to Dan
post decision



1/1/12

1/1/12

1/1/12



Appeal Decision

Site visit made on 4 November 2008

by **David Hogger** BA MSc MRTPI MIHT

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

0117 372 6372
email:enquiries@pins.gsi.gov.uk

Decision date:
17 November 2008

Appeal Ref: APP/C3810/A/08/2077906

Phares Courtledge, High Street, Angmering BN16 4ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Chandlers Garage (Worthing) Ltd against the decision of Arun District Council.
- The application Ref A/162/07, dated 26 October 2007, was refused by notice dated 24 December 2007.
- The development proposed is, after demolition of existing house, the change of use to temporary vehicle storage and car parking for Chandlers' use only, not for public purposes.

Decision

1. I dismiss the appeal.

Main issue

2. I consider the main issue to be whether or not the proposal would preserve or enhance the character or appearance of the Angmering Conservation Area.

Reasons

3. The appeal site lies near to the centre of the village, within the Angmering Conservation Area (ACA) which displays a range of building types and sizes. Around The Square there is a sense of enclosure to which the existing dwelling, known as Phares Courtledge, makes a contribution.
4. Permission has been granted for the demolition of the existing dwelling and its replacement by 3 linked houses. In order to ensure that the site does not remain vacant following demolition, a condition has been attached to the permission requiring a commitment to the redevelopment being made before demolition can take place. This would ensure that the sense of enclosure, to which I refer above, would be retained and the character and appearance of the ACA would be preserved.
5. The proposal before me would result in the site being used for the parking of about 20 vehicles, albeit for a temporary period of one year. Two proposed accesses are shown on the submitted plan, including one which would provide a link to the existing parking area to the south-east. I saw on my site visit that this would result in the loss of at least one tree which currently makes a contribution to the character of the area.

6. Although there is some screening along the boundaries with High Street and the public footpath, it could not be described as dense. The appellant states that it is not proposed to cut the vegetation. However, the submitted layout plan ref: SKI/297/07 shows some of the proposed parking spaces extending to the boundary wall, which would appear to necessitate the removal of some existing planting. On the information before me, therefore, it is my opinion that there is a risk to some of the existing trees and shrubs and that their loss would be detrimental to the character of the ACA.
7. Even if it were possible to retain all the existing planting, passers-by would still be able to see the parked vehicles on an extensive surface of pea shingle and it is my opinion that the appearance of the area would change significantly. The rhythm of the street scene would be further interrupted by an expansion of what is already a relatively incongruous land use. I have given careful consideration to whether or not the imposition of a condition requiring the retention of the existing planting would overcome my concerns but conclude that firstly it would not be sufficient to ensure that the character of the area would be preserved and secondly I do not have sufficient evidence to demonstrate that the proposal could be successfully implemented without harm to the existing vegetation.
8. The application refers to the use only being temporary and the appellant confirms that alternative premises in the area are being sought. However, I have no indication of the progress being made on finding another site or on how long the proposed use is likely to be required should a suitable alternative location not be found. I can therefore not be confident that pressure to extend the permission beyond the temporary period would not arise, which would be to the continued detriment of the character of the area.
9. The appellant states that the basis of the application is to mitigate the congestion caused by parking on the highway and that the number of traffic movements on the adjacent roads would reduce because all movements could take place within the curtilage of the business. However, no evidence has been submitted to demonstrate the scale of this benefit and therefore I give it little weight. I understand the constraints under which the appellant is currently operating but I do not consider them sufficient to justify making an exception to the policies which afford protection to the ACA.
10. I consider that the proposal would not preserve or enhance the character or appearance of the ACA. The requirements of saved policies CH4 and DEV1 of the West Sussex Structure Plan and saved policies GEN7 and AREA 2 of the Arun District Local Plan, which seek to ensure that new development would be appropriate to its setting and that the character or appearance of conservation areas would be preserved or enhanced, would not be met.
11. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be dismissed.


Inspector

VISIT DETAILS

ADDRESS:

A/84/11

TOPOGRAPHY:

TREES:

BOUNDARY TREATMENT:

Open to front of site
Vortex walls end of side boundaries

CHARACTERISTICS:

ays: 1/2/3

Access to site from
High Street + Water Lane

- Detached/ Terraced

Single Storey

Low room with garages

Flat + pitch roofs

Grey brick + rendered elevations

Covered fore court to side +
car park

TYPE OF LOCALITY:

Urban/Rural

d/ Residential Road/ Cul-de-sac

wellings:

ts:

g windows:





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

Marshall Clark LLP
12 Sompting Road
Worthing
West Sussex
BN14 9EP

Your Ref:
Our Ref : A/84/11/
Please ask for:
Mr P Cleveland
01903 737500 Ext 37370

30th August 2011

Dear Mr Gosden

The Town and Country Planning Act 1990 (as amended)

Partial change of use of existing residential garden of Phares Courtledge to provide supplementary car parking to adjoining car dealership.

R/O Phares Courtledge, adj. to BMW House High Street/Water Lane Angmering BN14 4ED

Thank you for your recent planning application, which was accepted as a valid application on 25th August 2011. It is being dealt with by Mr P Cleveland who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 29th September 2011 which is the end of the advertising period.

If you have not received a decision by 20th October 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk or seek your own professional advice. If you are in any doubt you will need to submit a formal Building Regulations submission.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish at the end.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Karen Garner

From: Stuart Clark [REDACTED]
Sent: 08 August 2011 13:12
To: Karen Garner
Subject: PHARES COURTLIDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION
 REFERENCE NO. A/84/11

Dear Ms Garner

Thank you for your e-mail of 05 August.

The paperwork must therefore have been lost in the post because it was never received here.

I am now away from the office for a few days holiday returning 15 August. I have put a note in my diary for 15th August to telephone and make arrangements to call into your reception so I can re-sign and re-date.

Many thanks

Yours sincerely

STUART CLARK

Marshall Clark LLP
 24 Grafton Road
 Worthing
 West Sussex
 BN11 1QP

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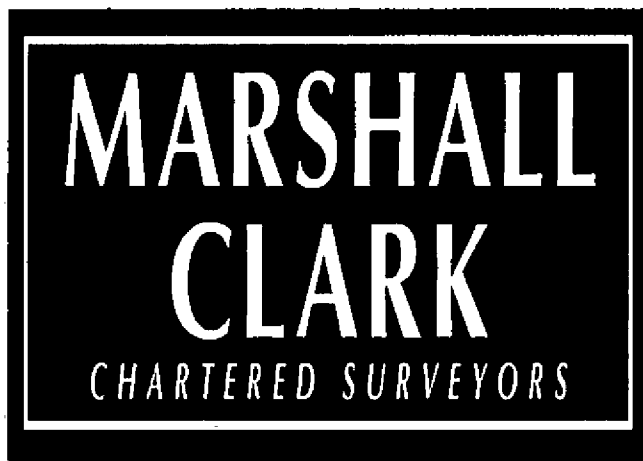
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Karen Garner

From: Karen Garner
Sent: 05 August 2011 11:47
To: 'Stuart Clark'
Subject: RE: PHARES COURTLEDGE, HIGH STREET, ANGMERING- PLANNING APPLICATION REFERENCE NO. A/84/11

Dear Mr Clark,

Yes, I posted one copy of the application form to you with my letter dated 1st June for you to re-date. I cannot remove the last remaining original from the file to post again. I suggest you come in to planning reception and re-sign and date the file copy. Alternatively, you can complete the application form again and email it to me.

There is not much paperwork to collate as I have the rest of the application here. It is just the form I am waiting for.

Many thanks,

Karen Garner.

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk

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



Save the environment - think before you print.

From: Stuart Clark [REDACTED]
Sent: 04 August 2011 17:24
To: Karen Garner
Subject: PHARES COURTLEDGE, HIGH STREET, ANGMERING- PLANNING APPLICATION REFERENCE NO. A/84/11

Dear Ms Garner

Thank you for your e-mail of 03 August.

On the question of the application forms we understood that you were going to return all of the papers to us so we could simply change the date and send back to you. I can only assume these have been lost in the post because they have never arrived at my offices. It would be very much appreciated if you could kindly check your file to make sure the bundle of papers is not still with you. If it is by any chance at your offices I will more than happily call and collect because it will save us a huge amount of time in having to assemble all the paperwork yet again.

If they have been lost in the post could you just kindly let me know and I will then sort out a fresh package.

Yours sincerely

STUART CLARK

Marshall Clark LLP
 24 Grafton Road
 Worthing
 West Sussex
 BN11 1QP

[REDACTED]

[REDACTED]

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Karen Garner

From: Karen Garner
Sent: 03 August 2011 11:45
To: [REDACTED]
Cc: Daniel Vick
Subject: RE: PHARES COURTLEDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION
 REFERENCE NO. A/84/11

Dear Mr Clark,

Thank you for your email.

Could you please resend the location and block plans in PDF format. The image won't transfer to scale from the jpeg version.

The photos are OK to use as elevations and I have transferred them accordingly.

I cannot make the application complete until you return the application form that I sent to you to be re-dated as there is a 21 day limit on the certificates at the back of the form.

Please provide the above by 17th August 2011. 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.

Many thanks.

Regards,

Karen Garner.

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk

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



Save the environment - think before you print.

From: Daniel Vick
Sent: 02 August 2011 10:22
To: Karen Garner
Subject: FW: PHARES COURTLEDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION
 REFERENCE NO. A/84/11

Karen,

I think this is with you.

Dan

From: Stuart Clark [REDACTED]
Sent: 02 August 2011 10:11
To: Daniel Vick
Subject: PHARES COURTLEDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION REFERENCE
 NO. A/84/11

Dear Mr Vick

Referring to our telephone conversations a couple of weeks or so ago as mentioned we hand delivered the application paperwork to your colleagues at the planning office with our letter of 11 April 2011. From our conversation I understand you need to see this re-dated and your colleagues were going to return the

bundle of papers to me so I can then re-date this and enclose it with the supplemental plans. Nothing has come through from the planning department so I assume it remains on their file - any chance you could get them to put it back in the post to me with a compliments slip at my new office address which is 24 Grafton Road, Worthing, BN11 1QP.

In order not to loose any more time, I have as agreed now prepared the supplemental information you/your colleagues requested on the boundary markers etc. Bearing in mind there have been a number of attempts at getting this application correct I hope you don't mind if I attach for your overview and feedback (to make sure I have hopefully got it correct) the following;

1. An amended location plan at scale 1:1250 showing the application site outlined in red and our clients other adjoining site outlined in blue. You have also asked for the approach access to be shown to the car parking area and I have put this thereon with a red line - there is no one means of access to the car parking but I trust this makes sense because it is approached over our client's neighbouring site and to the north west corner of the Phares Courtledge land.

2. The enlarged block plan at a scale of 1:500. I have marked thereon the 2 boundary lines as A and B and as you will see attached information as to what those boundary markers are made up of i.e. the timber fencing and its height. I have also shown with reference to No. 1-5 inclusive the photographs which were taken by me personally plus I have also attached the same photographs for your reference.

Are we now at a position where this satisfies the councils requirements?

Await hearing from you.

Yours sincerely

STUART CLARK

Marshall Clark LLP
24 Grafton Road
Worthing
West Sussex
BN11 1QP



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Lisa Coney

From: Daniel Vick
Sent: 27 June 2011 16:59
To: Lisa Coney
Subject: FW: PHARES COURTLEDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION
REFERENCE A-84-11

Lisa,

Karen has this application.

Dan

From: Stuart Clark [REDACTED]
Sent: 27 June 2011 16:55
To: Daniel Vick
Subject: PHARES COURTLEDGE, HIGH STREET, ANGMERING - PLANNING APPLICATION REFERENCE A-84-11

Dear Mr Vick

Thank you for your e-mail of 27 June in connection with the above.

I have spent some time this morning looking through once again the planning file particularly in relation to the requirement of resubmitting the paperwork/forms which are to be dated on the day everything is sent through to you - including the plans and electronic photographs as you and I talked through last week.

Reflecting on this I was wondering whether your colleagues could kindly return to me the bundle of paperwork (which you now advise is incorrectly dated). I will then add to that bundle the new plans and the electronic photographs etc, re date the forms and then hand deliver the whole package back to you.

In absence of this I can see we will continue to potentially go around in circles.

Await hearing from you.

Yours sincerely

STUART CLARK

Marshall Clark LLP
24 Grafton Road
Worthing
West Sussex
BN11 1QP
[REDACTED]
[REDACTED]

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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: A/84/11/
Your Ref:

Dear Mr Gosden

Please ask for:
Miss K Garner

1st June 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Partial change of use of existing residential garden of Phares Courtledge to provide supplementary car parking to adjoining car dealership.

R/O Phares Courtledge, adj. to BMW House High Street/Water Lane Angmering

Thank you for your recent application which I received on 19th May 2011. It is being dealt with by Miss K Garner 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 :-

I require 1 electronic or 3 paper copies of an amended location plan to include the access point within the red edge in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of proposed elevations of fence at scale 1:100 in accordance with the guidance notes available on our website detailed below (click on National List).

The signatures on the application forms are out of date. Please re-date the enclosed certificates and declaration and return accordingly.

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

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.

Please provide the above by 14th June 2011. 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.

Yours sincerely

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42



SITE NOTICES

At the time of the officer's site visit a notice was satisfactorily posted as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
7/9/11	17:50	0 /

At the time of the officer's site visit on the _____ at _____ a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
7/9/11	17:50	On road sign in water lane.

.....
Officer's Signature

PC

MARSHALL CLARK

CHARTERED SURVEYORS • COMMERCIAL PROPERTY CONSULTANTS

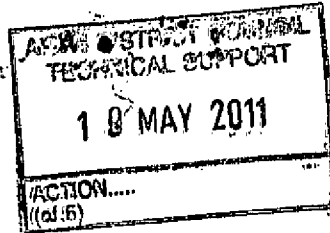
12 Sompting Road,
Worthing,
West Sussex BN14 9EP

Telephone: 01903 236599

Facsimile: 01903 208973
worth@marshallclark.co.uk
www.marshallclark.co.uk

Your Ref: A/10/11
Our Ref: WRG/jc
27 April 2011

Mrs S Honney-Bayes
Arun District Council
Arun Civic Centre
Maltravers Street
Littlehampton
BN17 5LF



Dear Mrs Honney-Bayes

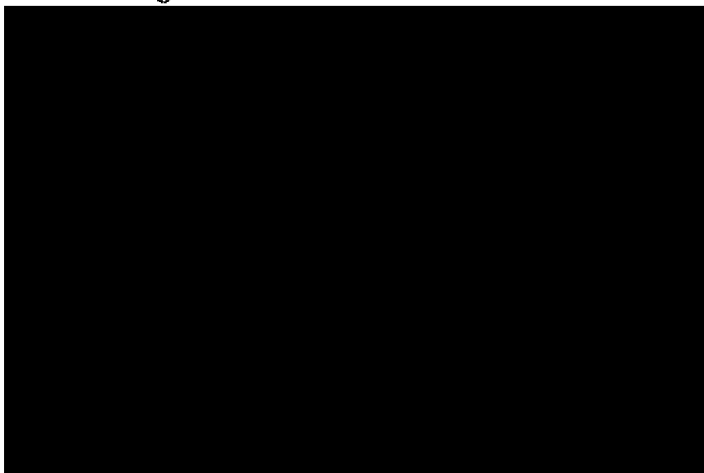
PHARES COURTLIDGE, HIGH STREET, ANGMERING BN14 4ED

I write further to your letter received 26 April, the contents of which I note.

Accordingly please find attached the documentation as requested, some of which having been previously forwarded onto yourselves, and we trust now all is in order for you to register the application.

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

Kind regards



Members: Stuart J. Clark MRICS • Wayne R. Gosden MRICS
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ARUN DISTRICT COUNCIL A/84/11/



