

Recommendation Report

Application No.

BE/86/11

Committee ☐

- Date

Delegated ☒

	Date	Signature
Prepared by Case Officer	16/8	
Agreed by Team Leader	17/8/11	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments:

SITE VISIT DETAILS

BE/86/11

ADDRESS: 7 Warblers Way

TOPOGRAPHY:

Slightly uphill from road

TREES:

Front is enclosed by
hedging 1m-1.5m

BOUNDARY TREATMENT:

Side W: c/bf 1.8m

Rear hedging over 2.5m

SITE CHARACTERISTICS:

Storeys: 1/2/3

Side W: 61 brick
wall 1.8m

Semi-/ Detached/ Terraced

Walls: Reddish/brown brickwork on lower level

Roof: White Shiplap on upper level

Other: White Window frames
Concrete tiled roof

CHARACTER OF LOCALITY:

Residential/ Rural

Wooden shed in
rear garden

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Brick built extension on

Size of Plots:

No. 61

Neighbouring windows:

Other:

detached
Cul-de-sac bungalows &
2 storey dwellings

No. 2 has conservatory on side

CONSULTATIONS LIST GATSU General\consultation sheet.doc (18/02/10)

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSCC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TIT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Aboriginalist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		✓
TSD WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or if in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Applicants with a wind turbine consult NATS (use code WFC)		

Bersted Parish Council
FAO Mrs F Dobbs
Community Centre
Chalcraft Lane
Bersted, West Sussex
PO21 5UB

Your Ref:
Our Ref: BE/86/11/
Please ask for:
Mrs J Chapman

15th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Proposed conservatory
1 Warblers Way Bognor Regis

Thank you for your internet representation made on 15th July 2011 which has been recorded as **no objection** with the comments as follows:

No Objections

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Mr C Joyce
1 Warblers Way
Bognor Regis
West Sussex
PO22 9LR

Your Ref:
Our Ref : BE/86/11/
Please ask for:
Mrs J Chapman
Direct Dial: 01903 737657

24th June 2011

Dear Mr Joyce

The Town and Country Planning Act 1990 (as amended)

Proposed conservatory

1 Warblers Way Bognor Regis PO22 9LR

Receipt No P87394 Amount: £ 150.00

VAT Number 193 5586 24

TOTAL PAID: £ 150.00

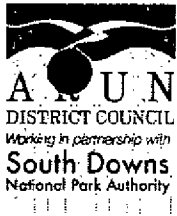
Thank you for your recent planning application, which was accepted as a valid application on 22nd June 2011. It is being dealt with by Mrs J Chapman who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the 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 28th July 2011 which is the end of the advertising period.

If you have not received a decision by 17th August 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.



Mr C Joyce
1 Warblers Way
Bognor Regis
West Sussex
PO22 9LR

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: BE/86/11/

Your Ref:

Dear Mr Joyce

Please ask for:

Mrs D Johnson
(01903) 737500 Ext 37762
13th June 2011

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

**Proposed conservatory
1 Warblers Way Bognor Regis**

Thank you for your recent application which I received on 10th June 2011. It is being dealt with by Mrs D Johnson 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 :-

Please provide a plan showing the window openings, omitting the glazing bars to the roof. ✓

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

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 27th 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