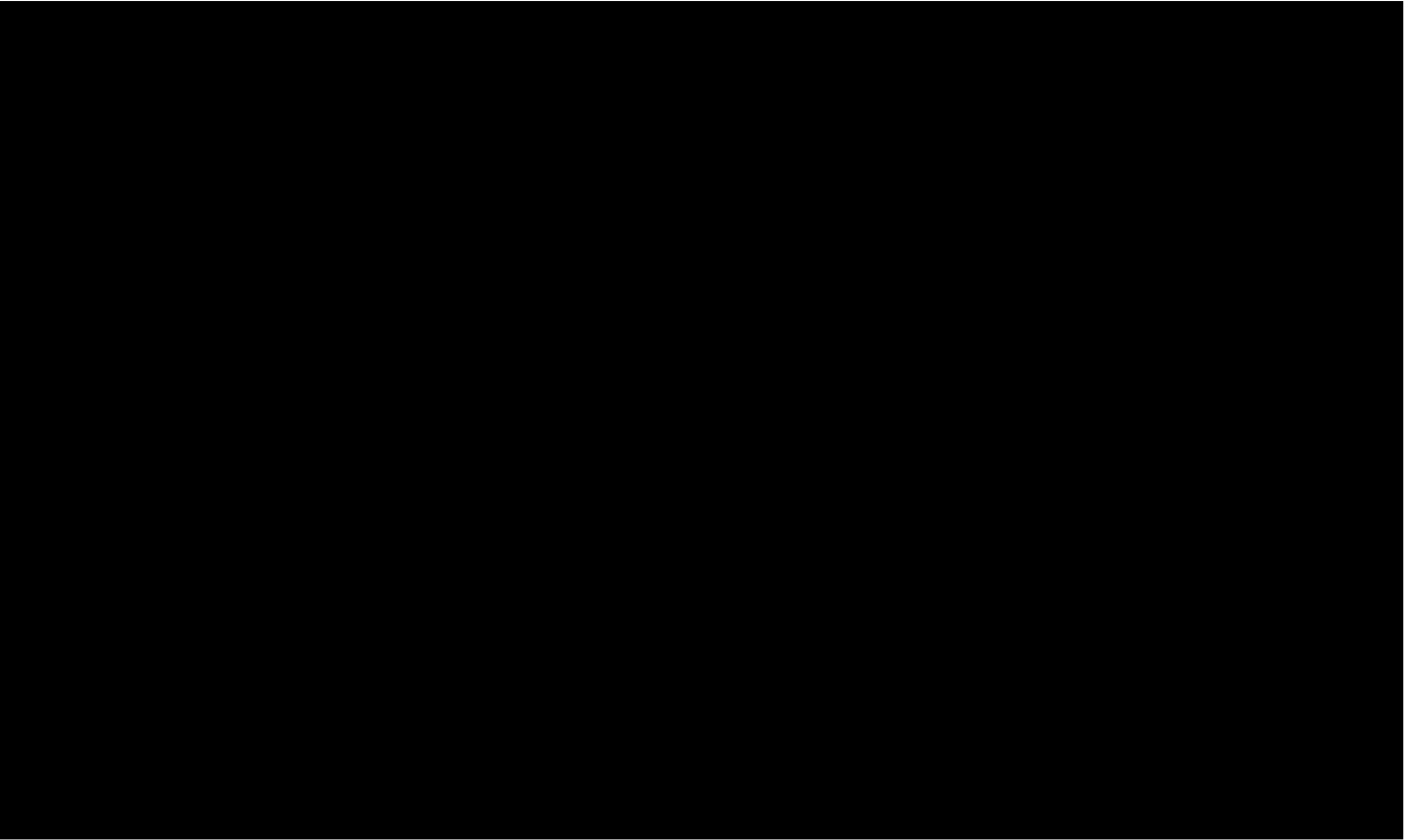
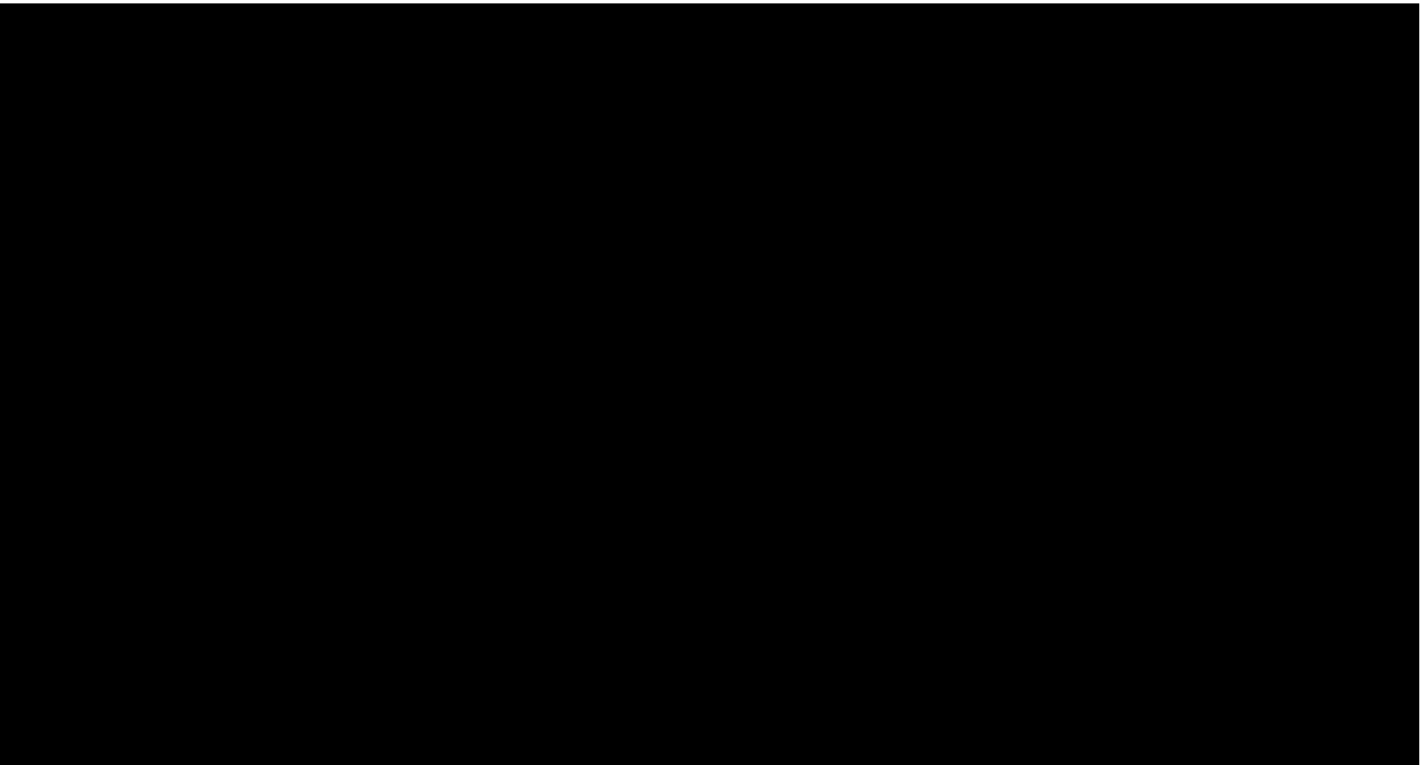






From: Richard Stefanski [REDACTED]

Sent: 27 September 2021 13:09

To: Tim Hickling <Tim.Hickling@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]

Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

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Mr Hickling

I have discussed options with Mr Hitchcock this morning. Please withdraw the application.

The pre-application submission will be issued next week. Mr Hitchcock made his decision on the basis that the pre-application is returned within the time frame sated below. Following positive feedback, we will submit a full plans application.

Regards

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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VAT Registration - No. 990 2884 82

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From: Tim Hickling <Tim.Hickling@arun.gov.uk>

Sent: Monday, September 27, 2021 11:55 AM

To: Richard Stefanski [REDACTED] Karl Roberts <Karl.Roberts@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]

Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Mr Stefanski

Further to our previous correspondence can you please confirm today your agreement to withdraw the application?

Kind Regards

Tim Hickling MRTPI MCM
Interim Head of Development Control, Planning

T: 01903 737557

E: Tim.Hickling@arun.gov.uk



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From: Richard Stefanski [REDACTED]
Sent: 23 September 2021 17:27
To: Tim Hickling <Tim.Hickling@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]
Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

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Dear Mr Hickling

Many thanks, I will confirm tomorrow how my client would like to proceed.

Regards

Richard

From: Tim Hickling <Tim.Hickling@arun.gov.uk>
Sent: Thursday, September 23, 2021 5:22 PM
To: Richard Stefanski [REDACTED] Karl Roberts <Karl.Roberts@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]
Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Mr Stefanski

Thank you for your prompt response. Please see the answers to your queries in red below:

1. If my client withdrew the application today and submitted a pre application request next week, how quickly would we receive comment on the pre-app? We have experienced lots of delays with pre-app submissions one of which is still with Arun PAA/28/21/ 17th March 2021. 6 months.

We can offer further pre-app advice (we will waiver the fee) – on receipt of further amended plans we will endeavour to respond within 2 weeks. The amendments should address the following issues: the relationship and scale of the extension in particular with the former pub, drainage (issue of soakaways - ADC engineers report is on the online case file to view) and possible s106 contributions relating to the impact of the development on Pagham Harbour. This is not necessarily an exhaustive list.

2. We assume, being the 2nd withdrawal, a further planning fee would be expected?

As it's the second withdrawal there will be a fee for a further application.

3. I understand if the application is not withdrawn the refusal will be issued next week?

That is correct

4. My client has agreed to remove 4 bedrooms in the roof, reducing the scheme from 16 to 12 bedrooms. Would it make sense to issue a drawing showing this change early next week to establish the principle of scale and design is acceptable?

Discussion on design and size will be part of the further pre-app advice as set out above

I Hope the above is helpful. Please let me know by 4pm Friday what you decide

Kind Regards

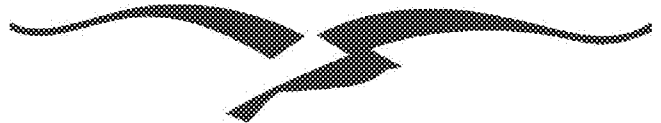
Tim Hickling MRTPI MCM
Interim Head of Development Control, Planning

T: 01903 737557

E: Tim.Hickling@arun.gov.uk

Arun District Council, Civic Centre, Malltravers Rd, Littlehampton, West Sussex,
BN17 5LF

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From: Richard Stefanski [REDACTED]

Sent: 23 September 2021 15:32

To: Tim Hickling <Tim.Hickling@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]

Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

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Mr Hickling

Thank you for your email.

I have discussed your response with my client. We have four questions:

1. If my client withdrew the application today and submitted a pre application request next week, how quickly would we receive comment on the pre-app? We have experienced lots of delays with pre-app submissions one of which is still with Arun PAA/28/21/ 17th March 2021. 6 months.
2. We assume, being the 2nd withdrawal, a further planning fee would be expected?
3. I understand if the application is not withdrawn the refusal will be issued next week?
4. My client has agreed to remove 4 bedrooms in the roof, reducing the scheme from 16 to 12 bedrooms. Would it make sense to issue a drawing showing this change early next week to establish the principle of scale and design is acceptable?

My client and I are keen not to waist anyone's time, and ask kindly if guidance on the above points could receive a response as soon as possible.

Kind regards

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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From: Tim Hickling <Tim.Hickling@arun.gov.uk>

Sent: Thursday, September 23, 2021 1:56 PM

To: Karl Roberts <Karl.Roberts@arun.gov.uk>; Richard Stefanski

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>;

Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Mr Stefanski.

Further to Karl Roberts email to you I have had an opportunity to discuss this application with the Maria Tomalova (case officer) and Dan Vick (Team Leader).

The matter has been reviewed and the matters of concern regarding the size of the extension remain. I apologise that Maria has not been able to discuss the case with you recently as she had a conflicting on site meeting.

As it stands it is proposed to refuse the application in the next week. However, in the meantime if you are in agreement you can withdraw the application and submit a pre-application request with a set of amended plans prior to any re-submission.

If you willing to undertake this or have any further queries please contact either the case officer or the team leader directly

Kind Regards

Tim Hickling MRTPI MCM
Interim Head of Development Control, Planning

T: 01903 737557

E: Tim.Hickling@arun.gov.uk

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BN17 5LF

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From: Karl Roberts <Karl.Roberts@arun.gov.uk>

Sent: 17 September 2021 09:36

To: Richard Stefanski [REDACTED]

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED]

Tim Hickling <Tim.Hickling@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Dear Mr Stefanski,

Thank you for your e-mail.

I am sorry to read of the issues you raise.

I have copied in my colleague Tim Hickling – Interim Head of Development Control, to look into the matters you raise and provide you with a suitable response on the way forward (cc to me).

Regards

Karl Roberts

From: Richard Stefanski [REDACTED]

Sent: 16 September 2021 14:32

To: Karl Roberts <Karl.Roberts@arun.gov.uk>; [REDACTED]

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Importance: High

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Dear Mr Roberts

I write with reference to the current application BR/135/21/PL, Aronel Cottage Care Home in Bognor Regis. The application seeks approval for a three-storey side extension, providing 16 additional double bedrooms with en-suite, lift & living accommodation. The application was submitted following withdrawal of BR/234/20/PL.

Aronel Cottage has been providing care to residents in Bognor Regis for over 40 years, with registered nurses on duty 24-hours a day. A well-established business that has been independently inspected as excellent, and the winner of 2 national and local business awards. My client is a key stakeholder in the local community and is surprised and disappointed with the lack of communication on what is an important scheme, offering vital care in the local area.

BR/234/20/PL - Three Storey Extension, additional 20 bedrooms - Withdrawn 07-12-20

Validated 16-10-20 withdrawn 07-12-21 following a conversation with the local authority informing me the application was unacceptable. On withdrawal of the application the Planning Officer agreed to look at revised drawings before submission.

The updated scheme was issued to the Planning Officer 05/03/2021, a further request was issued 29/03/2021. We did not receive a response; I was instructed by my client to submit the revised planning application. Record of my request for their comment attached.

BR/135/21/PL - Three Storey Extension, additional 16 bedrooms - Current

Validated 19-05-21 decision due 14-07-21. Application undecided. **9 weeks** past decision date.

On the 03/08/2021 I contacted the Local authority for an update. I was informed by email 04/08/2021 a decision would be issued 21/08/2021. I did not receive the decision therefore I contacted the local authority 23/08/2021 for a further update. I received a telephone call later that day, I was informed the application was still unacceptable, should revised plans be issued, they would not be taken into account, therefore the application would be refused. After further discussion with the Planning Officer, we are no further forward in respect of what is acceptable, we have yet to receive a decision notice.

Part Paragraph of the NPPF states; *Good Design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities, and other interests throughout the process.*

It should be noted, my client and I are happy to work closely with the local authority, we have tried to engage to find a solution however we did not receive any offer of engagement during the planning. If such an offer had been made at an early stage, my client could consider options saving valuable time.

It is nearly 12 months since we first submitted application BR/234/20/PL it would be beneficial to all parties to consider current application BR/135/21/PL, and agree a suitable way forward to prevent further impact and distress to my client and his business.

I look forward to hearing from you.

Yours sincerely

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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From: Richard Stefanski

Sent: Friday, September 3, 2021 3:29 PM

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Dear Maria

That is a great shame we could not go through the proposals today to find a solution.

I will speak with my client and advise accordingly.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: Friday, September 3, 2021 3:02 PM

To: Richard Stefanski [REDACTED]

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with ensuite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Dear Richard,

I am sorry for inconvenience but I am not able to attend the above meeting.

My site visit should be postponed so I am going now at 5pm.

For next week I have 6 deadlines within first three days (6,7,8!somebody was managing it perfectly).

The only possible time is 9 or 10th of September.

Please let me know which date is convenient for you.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Richard Stefanski [REDACTED]

Sent: 03 September 2021 12:57

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Cc: [REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with ensuite, lift & additional living accommodation (resubmission following BR/234/20/PL).

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Dear Maria

Following our telephone conversation Wednesday 25th August 2021 at 4pm, you agreed to attend a Teams Meeting on Friday 3rd September at 6pm to discuss a suitable way forward in respect of the three-storey extension at Aronel Cottage. I look forward to meeting with you to find a solution that is mutually acceptable. I will forward a Teams Meeting request shortly.

Kind regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG
[REDACTED]

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From: Richard Stefanski

Sent: Monday, August 23, 2021 8:28 AM

To: 'Maria Tomalova' <Maria.Tomalova@arun.gov.uk>; 'Planning' <planning@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with ensuite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Dear Maria

Can you confirm if the decision for the above is expected today? My client is keen to press on.

Regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG
[REDACTED]

Registered in England - No. 5923941

VAT Registration - No. 990 2884 82

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: Wednesday, August 4, 2021 12:03 PM

To: Richard Stefanski [REDACTED]

Subject: RE: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with ensuite, lift & additional living accommodation (resubmission following BR/234/20/PL).

Dear Mr Stefanski,

Thank you I am fine.

Please accept my apology for a delay in dealing with your application which was caused by my absence.

Your decision will be the latest 21/08/21.

I will contact you via email.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

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www.arun.gov.uk



From: Richard Stefanski [REDACTED]
Sent: 03 August 2021 08:30
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Cc: [REDACTED]
Subject: BR/135/21/PL - Aronel Cottage - Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL).

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Dear Maria

I trust you are well.

See below. My client has requested an update to the above application which is some 3 weeks over. I have not received any feedback, or a request for an extension of time. Could you please confirm when we expect to receive the decision?

I look forward to hearing from you.

Regards

Richard

Richard Stefanski

JJR Designs - Architectural Services

Suite 6a, Church House, 94 Felpham Road, Felpham, West Sussex, PO22 7PG
[REDACTED]

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VAT Registration - No. 990 2884 82

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From: [REDACTED]
Sent: Tuesday, August 3, 2021 7:31 AM
To: Richard Stefanski [REDACTED]
Subject: Any news?

Julian

07:29 ↗

AA

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PLANNING APPLICATION DETAILS

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Reference

BR/135/21/PL

Status

Undecided

Proposal

Three storey side e
additional living ac
in CIL Zone 4 (Zer

Location

Aronel Cottage Nu

Parish

Dagoner Dagon

Sent from my iPhone

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

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