

RECOMMENDATION REPORT

APPLICATION NO. BR / 146 11

COMMITTEE ☒ - DATE: 3-10-11

DELEGATED ☐

	DATE	SIGNATURE
Prepared by Case Officer	 5/9/11	
Agreed by Team Leader		
Agreed by H.O.P.S / P.C.M. (If required)	15/9/11	
O.S. Extract requested		

Comments:

- Condition seeking removal/repositioning to new location within ^{two} ~~one~~ month
- Informative reason for decision
7/52/10

Some slight typos
+ additions

Subject to changes Starts 

SITE VISIT DETAILS

2/9/11

ADDRESS:

48 Carbis Bay Rd.

TOPOGRAPHY:

Flat

TREES:

None.

BOUNDARY TREATMENT:

Low wall - front

Side - 2m close board fence - either side

Rear - 2m fence/trellis

Shed / Kennel to be removed.
Some screening - side to 46
at rear

SITE CHARACTERISTICS:

Storeys: 1/2/3

Semi-/ Detached/ Terraced

Walls: Red brick terrace

Roof: Concrete tiled ref.

Other: UPVC windows.

Outbuilding @ back
↑ playhouse, ady
side boundary

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings: Terrace, 2 story red brick

Size of Plots: —

Neighbouring windows: N/A

Other:

3m high - pitch roof.
timber, raised deck.
No flank windows

Play ground / school at rear

Long gardens at back from neighbours -
screen on side of balcony.

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
18/8	8.50	On lampost

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


.....
Officer's Signature



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

Mrs R Prior
48 Corbishley Road
Bognor Regis
West Sussex
PO22 9HS

Your Ref:
Our Ref : **BR/146/11/**
Please ask for:
Mrs S Leeson
Direct Dial: 01903 737769

18th July 2011

Dear Mrs Prior

The Town and Country Planning Act 1990 (as amended)

Childrens two storey playhouse (Resubmission of BR/17/11/)
48 Corbishley Road Bognor Regis PO22 9HS

Receipt No P87662	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 18th July 2011. It is being dealt with by Mrs S Leeson 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 18th August 2011 which is the end of the advertising period.

If you have not received a decision by 12th September 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.

REF = BR/17/11/(Resubmission).

REF = BR/146/11/

Enclosed is a cheque, validation
checklist + rear photos.

RA Prior
48 Cornishley Rd
Bognor Regis
West Sussex
PO22 9HS.

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mrs Prior
48 Corbishley Road
Bognor Regis
West Sussex
PO22 9HS

14 July 2011

Your Ref :
Our Ref : ENF/275/10/

Please ask for :
Mrs R Dannatt
01903 737507

Dear Mrs Prior

Town and Country Planning Act 1990

Alleged unauthorised outbuilding
48 Corbishley Road, Bognor Regis, .

Further to my previous communications relating to the two storey playhouse, I understand that your recent planning application has not been validated as the appropriate fee (£150) and a photograph to show the rear elevation has not been submitted by the due date. I must now advise that the outstanding fee and photograph must be submitted within 7 days of the date of this letter to enable your planning application BR/146/11 to be considered.

Failure to comply with this deadline will leave me with no alternative but to seek authorisation for the commencement of formal enforcement action to remedy the breach of planning control; the playhouse, in its present location, does not have the benefit of planning approval and is considered to harm local amenity due to overlooking.

I should advise that if authority is granted, an Enforcement Notice will be issued which will specify the steps to be taken to remedy the breach and a timescale by which those steps must be completed. Such requirements may include the removal of the raised platform and internal staircase of the playhouse in its present location or the removal of the development and its relocation to the position identified on your most recently submitted planning application.

Failure to comply with the terms of an Enforcement Notice could result in legal action being taken through the courts.

I trust that with your cooperation, enforcement action will not be necessary; I look forward to receiving the outstanding matters shortly.

Yours sincerely



Rose Dannatt
Compliance and Monitoring Investigator

1. * ~~Fee~~
- * ~~Obtain confirmation we can~~ ~~to follow~~
~~highlight a block plan~~ ✓ YES
AGREED
- * ~~Copy floor plan from previous~~ ✓ copy
- * ~~Copy leftside elevation from~~
~~previous~~ ✓ copy!
2. * ~~Request photo of requ.~~ ✓ to follow
3. * ~~VC.~~ ✓ to follow

Rang on 22/6 No Answer

" pm " Left message to call.

[Dawn →

11 - Date of receipt ~~stg~~ 2/6 ✓ of 30/6/11
 spoke to Mrs Prior 27/6 - 1, 2 & 3 by ad
 of week. Dawn - please highlight block & copy other
 plans from previous



Mrs R Prior
48 Corbishley Road
Bognor Regis
West Sussex
PO22 9HS

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
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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: BR/146/11/
Your Ref:

Please ask for:
Mrs D Johnson
(01903) 737500 Ext 37762

30th June 2011

Dear Mrs Prior

The Town and Country Planning Act 1990 (as amended)

Childrens two storey playhouse (Resubmission of BR/17/11/)
48 Corbishley Road Bognor Regis

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £150 and would be grateful if you would forward this amount to me as soon as possible.

Please provide a photo of the rear elevation.

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Householder Forms - Household Extension - and click on Checklist)

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>

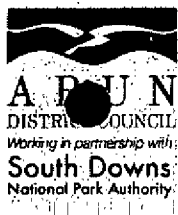
If you are unable to download the required documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 14th July 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



Mrs R Prior
48 Corbishley Road
Bognor Regis
West Sussex
PO22 9HS

Arun District Council
Arun Civic Centre
Maltravers Road
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website: www.arun.gov.uk/planning

Our Ref: BR/146/11/

Your Ref:

Dear Mrs Prior

Please ask for:
Mrs D Johnson
(01903) 737500 Ext 37454
6th June 2011

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

**Childrens two storey playhouse (Resubmission of BR/17/11/)
48 Corbishley Road Bognor Regis**

Thank you for your recent application which I received on 2nd February 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 :-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £150 and would be grateful if you would forward a cheque for this amount to me as soon as possible. (Please note that cash can no longer be accepted at these offices)

I require 1 electronic or 3 paper copies of a block/site plan in accordance with the guidance notes available on our website detailed below (click on National List). Please highlight the proposed works.

Please provide 1 electronic or 3 paper copies of proposed floor plans at a scale of 1:50 in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide a rear elevation and the other side elevation.

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Householder Forms - Household Extension - and click on Checklist)

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 20th 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

pmac42

Application No. BR/146/11

Case Officer: SM

Planning Portal ref:

Cross/other ref.

Receipt No.

Additional receipt/refund: p87662

Amount:

Amount: 150-00

Date: 02-06-11

Date: 18-07-11

Site number(s): BR-PS-CYRD48

Grid reference: 493260 - 100003

Flood Zone: Fluvial 1 2 3A 3B

Tidal 1 2 3A 3B

Floodzone ①

Flood Zone: Natural Defences: Yes/No Listed Building: Yes/No

Public Sewer: Yes/No

Conservation Area: Yes/No

Technical Notes:

- VC
- £150-00
- Block plan - highlight show proposed works
- plans showing how far from house proposed playhouse will be
- Floor plan

Registration Notes:

- rear lotter side elevation

History Files: Yes/No

APO please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage and Collection	Parking Layout/Access
Biodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of retail use	Walls
Noise	Street Scene Elevation

Date made complete

16-07-11

Signed



Dated

6-6-11

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

WSOC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic).	WSE	
WS Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	REU	
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	
Arboriculturist	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	18-07	✓
TSU WILL ALWAYS DO:	1034	
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		
Applying with a wind turbine consult NATS (use code WFC)		