

Janice Chapman

From: amdesign@sky.com
Sent: 26 January 2012 15:48
To: Janice Chapman
Subject: RE: 5 Seafield Terrace - BR/160/11

Thank you so much for your prompt response, I will speak with the clients, but do understand the planning position.

Kind regards

Leeza



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From: Janice Chapman [mailto:Janice.Chapman@arun.gov.uk]
Sent: 26 January 2012 15:42
To: leeza@amdesignltd.co.uk
Subject: RE: 5 Seafield Terrace - BR/160/11

Dear Mrs Aldis-Hobbs

BR/160/11 for a balcony to the rear which was refused on the 12th September 2011 was dealt with by a colleague Mr Smith as I was on sick leave.

I dealt with the previous application BR/153/10 for a rear balcony and this was refused on the 13th May 2010. An appeal was lodged and subsequently dismissed on the 12th October 2010. The Inspector in dismissing the appeal concluded that any balcony to the rear with or without screens would have an unacceptable impact on the living conditions of neighbouring properties. As previously discussed a juliette balcony to the rear like the neighbouring properties No 4 and 6 would be acceptable and would not require planning permission. However, I am of the opinion that if an application for a rear balcony were to be submitted it would be refused on the basis that there would be a harmful level of overlooking towards neighbouring properties and in particular No 4 and 6. It would also conflict with the 45% degree rule that the Council use as part of its assessment into loss of light/sunlight through their windows.

I hope this clarifies the situation.

Regards

Janice Chapman
Planner

From: amdesign@sky.com [mailto:amdesign@sky.com]
Sent: 26 January 2012 14:55
To: Janice Chapman
Cc: Helene Eade
Subject: 5 Seafeld Terrace - BR/160/11

Mrs Chapman

My Clients are very keen to try and resolve the planning issues concerning a balcony their property on Seafeld Terrace.

As you are aware we have had 2 applications refused, but still aim for a first floor external seating space. We would really like your advice on the way forward, a meeting to discuss the issues and possible resolutions would be greatly appreciated.

Kind regards

Leeza



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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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Janice Chapman

From: Janice Chapman
Sent: 25 November 2010 14:51
To: 'amdesign@sky.com'
Subject: Juliette Balcony - 5 Seafield Terrace, Bognor Regis.

Dear Leeza,

The installation of a juliette balcony to the rear of No 5 Seafield Road would be classed as "Permitted Development" not requiring the submission of a planning application.

Regards

Janice Chapman
Planner

From: Sue Bowley **On Behalf Of** Planning
Sent: 25 November 2010 10:43
To: Janice Chapman
Subject: FW: Mrs J Chapman - 5 Seafield Terrace, Bognor Regis.

From: amdesign@sky.com [mailto:amdesign@sky.com]
Sent: 25 November 2010 10:17
To: Planning
Cc: Helene Eade
Subject: FAO: Mrs J Chapman - 5 Seafield Terrace, Bognor Regis.

Mrs Chapman

5 Seafield Terrace, Bognor Regis. BR/53/10

As you are aware the above application was refused planning permission for a balcony. We would like to install a 'Juliette' balcony which I believe does not require planning permission, however we would like this confirmed.

We have a copy of an application made for 2 Seafield Terrace (BR/335/07 – Mrs M Shiplee) which constituted Permitted Development and would like to confirm if we installed the same 'Juliette' balcony this too would be permitted.

Your advice on the way forward with this proposal and help in this matter would be greatly appreciated.

Regards

Leeza

AMdesign architects

Architecture Design Development

Leeza Aldis-Hobbs

Chartered Architect

ARB RIBA SPAB

07756 329400

leeza@amdesignltd.co.uk

www.amdesignltd.co.uk

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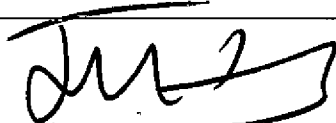
This e-mail has been scanned for all viruses by Star. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>

Recommendation Report

Application No. BR/160/11

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	16/8	
Agreed by Team Leader	8/9	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments: Subject to deletion of sentence.

Done JMS



1000 1000

1000 1000 1000 1000 1000 1000

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Your Ref:
Our Ref: BR/160/11/
Please ask for:
Mrs J Chapman

26th July 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

First floor balcony to south elevation.
5 Seafield Terrace Stocker Road Bognor Regis

Thank you for your internet representation made on 25th July 2011 which has been recorded as **no objection** with the comments as follows:

NO OBJECTION

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 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.

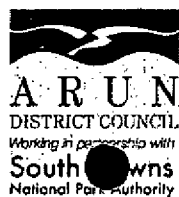
Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information 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





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

A M Design Architects
1 The Grove
Felpham
Bognor Regis
West Sussex
PO22 7EY

Your Ref:
Our Ref : BR/160/11/
Please ask for:
Mrs J Chapman
Direct Dial: 01903 737657
27th June 2011

Dear Mrs Aldis-Hobbs

The Town and Country Planning Act 1990 (as amended)

First floor Juliette balcony to south elevation
5 Seafeld Terrace Stocker Road Bognor Regis PO21 2QQ

Receipt No P87451	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.

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

Yours sincerely

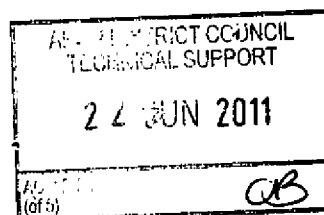
A handwritten signature in black ink, appearing to read 'KARL', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

AMdesign Architects

1 The Grove
Felpham
West Sussex
PO22 7EY

Planning Department
Arun District Council
Maltravers Street
Littlehampton
West Sussex
BN17 5LF



20th June 2011
Ref: 18/planning letter 02
Your Ref: BR/160/11

Dear Miss C Burrows

5 Seafeld Terrace, Bognor Regis, West Sussex, PO21 2QQ – Juliette Balcony
Householder Application for Planning Permission for an extension to a dwelling.

Further to your letter dated 17th June 2011, please find enclosed the following documentation submitted as additional information as requested for the planning application to the aforementioned property.

3 x planning drawings - **18A/05P.A. Existing & Proposed East & West Elevations 1:100.**

I trust that this information is satisfactory, should you have any comments or queries please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Leeza Aldis-Hobbs'.

Leeza Aldis-Hobbs
Chartered Architect ARB, RIBA, SPAB.
AMdesign Ltd
07756 329400



leeza@amdesignltd.co.uk

Winner

Planning Department
Arun District Council
Maltsters Street
Littlehampton
West Sussex
BN17 5LF

20 June 2011
Ref: 18 planning letter 03
Your Ref: BR/16011

Dear Miss C Burrows

2 Newfield Terrace, Bognor Regis, West Sussex, PO21 2QQ - Juliette Ralston
Householder Application for Planning Permission for an extension to a dwelling.

Further to your letter dated 17th June 2011, please find enclosed the following documentation submitted as additional information as requested for the planning application to the aforementioned property.

3 x planning drawings - 18A052P.A. Existing & Proposed East & West Elevations 1:100.

I trust that this information is satisfactory. Should you have any comments or queries please do not hesitate to contact me.

Yours sincerely

Leona Wilds-Hobbs
Chartered Architect ARB, RIBA, SPAB.
A77design Ltd
07756 320400



A M Design Architects
1 The Grove
Felpham
Bognor Regis
West Sussex
PO22 7EY

Dear Mrs Aldis-Hobbs

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: BR/160/11/

Your Ref:

Please ask for:

Miss C Burrows

01903 737500 Ext 37459

17th June 2011

The Town and Country Planning Act 1990 (as amended)

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

**First floor Juliette balcony to south elevation
5 Seafeld Terrace Stocker Road West Sussex**

Thank you for your recent application which I received on 17th June 2011. It is being dealt with by Miss C Burrows 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 1 electronic or 3 paper copies of proposed side elevations in accordance with the guidance notes available on our website detailed below (click on National List).

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 1st July 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



CONSULTATIONS LIST G:\TSU General\consultation sheet.doc (18/02/10)

WCC 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	TTT	
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		✓
TSU 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		
+ - - - - - with a wind turbine consult NATS (use code WFC)		

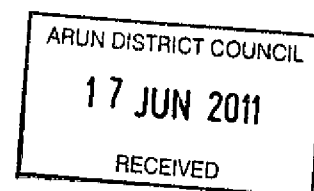


TC

AMdesign Architects

1 The Grove
Felpham
West Sussex
PO22 7EY

**Planning Department
Arun District Council
Maltravers Street
Littlehampton
West Sussex
BN17 5LF**



9th June 2011
Ref: 18/planning letter

Dear Sirs

5 Seafeld Terrace, Bognor Regis, West Sussex, PO21 2QQ – Juliette Balcony
Householder Application for Planning Permission for an extension to a dwelling.

Please find enclosed the following documentation submitted as a planning application for the aforementioned property.

- 4 x planning application forms and certificates.
- 4 x planning drawings - **18/03 P.A. location plan 1:1250**
18/04 P.A. site plan 1:500
18A/01 P.A. existing plans, elevation & section 1:100.
18A/02 P.A. proposed plans, elevation & section 1:100.

1 x £150 cheque.

The proposed Juliette balcony is located with access from the first floor Lounge.
I trust that this information is satisfactory, should you have any comments or queries please do not hesitate to contact me at the above address.

Yours faithfully

Leeza Aldis-Hobbs
Chartered Architect ARB, RIBA, SPAB.
AMdesign Ltd
07756 329400



leeza@amdesignltd.co.uk

Winner

Planning Department
Arundel District Council
Maltsters Street
Littlehampton
West Sussex
BN17 5LP

06 June 2011
Ref: 18/Planning/1001

Dear Sirs
2 Seaford Terrace, Bognor Regis, West Sussex, PO21 3QJ - Juliette Balcony
Householder Application for Planning Permission for an extension to a dwelling.

Please find enclosed the following documentation submitted as a planning application for the
aforementioned property.

4 x planning application forms and certificates.
4 x planning drawings - 18/03 P.A. location plan 1:1250
18/04 P.A. site plan 1:500
18/01 P.A. existing plans, elevation & section 1:100.
18/02 P.A. proposed plans, elevation & section 1:100.

1 x E150 checklist.

The proposed Juliette balcony is located with access from the first floor lounge.
I trust that this information is satisfactory. Should you have any comments or queries please do
not hesitate to contact me at the above address.

Yours faithfully

Leona Aldis-Hobbs
Chartered Architect ARB, RIBA, SPAB.
AM Design Ltd
07726 320400

αβχδ VALIDATION CHECKLIST

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION FOR WORKS OR EXTENSION TO A DWELLING

Three copies of all documents unless stated otherwise or submitted electronically. This form must be completed in accordance with the Arun District Council Validation checklist National and Local list of requirements. Failure to complete all boxes will result in your application being returned as invalid.

	YES	N/A
Completed form	☒	
Completed Ownership Certificate	☒	
Agricultural Holdings Certificate	☒	
Design and Access Statement	☐	☒
The appropriate fee (if n/a, why?) <u>£150</u>	☒	☐
Location plan	☒	
Block or Site plan	☒	
Existing & Proposed Elevations	☒	☐
Existing & Proposed Floor plans	☒	☐
Street Scene Elevation	☐	☒
Sections and finished floor and site levels	☒	☐
Existing & Proposed Roof plans	☐	☒
LOCAL REQUIREMENTS	YES	N/A
Flood Risk Assessment	☐	☒
REQUIREMENTS FOR DOMESTIC MICROGENERATION EQUIPMENT/WIND TURBINES		
For all wind turbines:		
Manufacturer's specification	☐	☒
For free standing equipment:		
Site plan to show position of equipment at 1:200	☐	☒
Elevations at a scale of 1:50/1:100	☐	☒
For equipment attached to a roof:		
Existing roof plans at a scale of 1:50/1:100	☐	☒
Proposed roof plans at a scale of 1:50/1:100	☐	☒
Elevation of wind turbine/solar panels at a scale of 1:50/1:100	☐	☒
For solar panels, section through roof at scale of 1:20	☐	☒
For equipment attached to a wall:		
Existing elevations at a scale of 1:50/1:100	☐	☒
Proposed elevations at a scale of 1:50/1:100	☐	☒
NEW VEHICULAR ACCESS AND ALTERATIONS TO EXISTING		
Site Plan to mark the width and location of any new or widened access in red (use second site plan if necessary) as well as visibility splays and sightlines. Existing access marked if different to position of proposed.	☐	☒
BOUNDARY WALLS, GATES, FENCES		
Site Plan showing existing and proposed position of wall/gate/fence in red at 1:200/1:500	☐	☒
Elevation of wall/fence at 1:50/1:200 (2 elevations or more required for corner sites)	☐	☒





Appeal Decision

Site visit made on 22 September 2010

by **Doug Cramond** BSc MRTPI

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:
12 October 2010

Appeal Ref: APP/C3810/D/10/2132852

5 Seafeld Terrace, Stocker Road, Bognor Regis, West Sussex PO21 2QQ

- 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 Mrs H Thomas against the decision of Arun District Council.
- The application (Ref. BR/53/10), dated 18 March 2010, was refused by notice dated 13 May 2010.
- The development proposed is a first floor balcony to south elevation.

Decision

1. I dismiss the appeal.

Main Issue

2. I consider that the main issue is the effect of the proposal on the living conditions of neighbours.

Reasons

3. The appeal property is mid terrace and the tight relationship of this line of dwellings, along with there being first floor living rooms with full length glazing, means that garden areas are generally not particularly private. However, the opportunity to look directly down, or back into the adjacent dwellings, is restricted because one is in a room sited along a generally level building line. By reason of its projection and width the proposal would lead to an increased perception, and reality, of overlooking and added loss of privacy to the discomfort of neighbours. The erection of side screens on a balcony of this scale would appear alien to the building and lead to an overbearing element and loss of outlook for neighbours. I conclude that the proposed balcony with or without side screens would have an unacceptable impact on the living conditions of neighbours.
4. The appellant cites balconies which have been constructed further along the terrace. However, I am determining this proposal on its own merits. I note that some local residents consider these existing balconies to be inappropriate due to effects on privacy and the terrace elevation and I do not consider that they set a standard which must be followed. I understand the appellant's wish to enjoy sea views and increased outdoor amenity space and I do appreciate the point that balconies along the town's sea front are something of a local characteristic. I have also taken into account that the design of the building provides some degree of integral screening because of projecting walling. However, these factors do not outweigh my concern that the proposal would simply be too extensive to be neighbourly. It would conflict with the aim to

protect living conditions which is embodied within Policies GEN7 and DEV19 of the Arun District Local Plan. I therefore dismiss the appeal.


INSPECTOR