

Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex, BN17 5LF

Tel: 01903 737500  
Fax: 01903 716019  
DX: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: nikolas.antoniou@arun.gov.uk



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

13 April 2011

Your Ref:

Our Ref: BR/17/11-NA

Please ask for:  
Nikolas Antoniou  
Head of Development Control  
Direct Dial: 01903 737799

Dear Mrs Prior,

**Application BR/17/11/: Two Storey Playhouse at 48 Corbishley Road, Bognor Regis  
(Resubmission following BR/211/10)**

Thank you for your letter regarding the above, received 13<sup>th</sup> April 2011.

I appreciate that you are aggrieved by the decision of the Council, and am sorry that you felt the alterations to the playhouse would result in the 'guaranteed' approval of any application which should be submitted. However, I note that the letter sent to you by Mrs Dannat did state that the invitation to submit an application does not prejudice either the subsequent recommendation or the ultimate decision of the Council.

The opinion and recommendation of Officers is always subject to the agreement of Senior Officers and Managers. In this instance it was my opinion that the alterations to the playhouse were not sufficient to alleviate the impact of the development upon the amenity of neighbouring properties. At this point I must make it clear that it is the Council's role to protect the amenity of the property and not individual occupiers.

I can advise that a re-siting of the playhouse to the rear end of the garden away from the side boundaries of the site would be likely to receive a recommendation of approval at Officer level. However, once again I must stipulate that should the application be heard at the Development Control Committee, the ultimate decision of the Council will not be determined by Officers, but by Councillors, and therefore I can make no guarantees as to the final outcome following the submission of such an application.

May I kindly suggest that a plan showing the proposed position of the playhouse is submitted to Mrs Dannat, so that its location can be agreed by Officers prior to the submission of a further planning application.

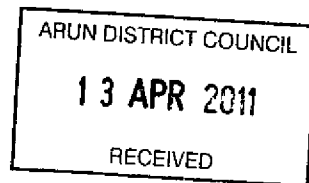
I trust this information is of use to you, and look forward to hearing from you in due course so that this matter may be resolved as soon as possible.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Nikolas Antoniou MRTPI  
Head of Development Control

BR/17/11/



12<sup>th</sup> April 2011  
Rebecca Prior  
48 Corbishley Road  
Bognor Regis  
PO22 9HS  
01243 860191

Dear Mr Antoniou,

I am writing to you in relation to your recent refusal of my resubmitted planning application regarding the children's playhouse. I am devastated that the application has not been granted, when, before resubmitting it, I sort the official advise from R.Dannat [ planning officer] , who in return , sort advise from more authorised officials, regarding a way forward for the permission to be granted and to rectify neighbouring concerns. I was advised by R. Dannat of several recommendations re- adjustments to the playhouse , which would therefore guarantee permission being granted. These adjustments were, as you well know, the additional screening and the reposition of the slide, of which I was more than happy to comply. After recently having spoken to R. Dannat for further advise, she has recommended that I should write to yourself , as she is as upset as me with the refusal. I have also spoken to my immediate boundary neighbours on either side of my property and they have no complaints regarding the position extra of the playhouse. You stated in your letter that the playhouse was refused due to its detrimental impact on the residential amenities but what about the devastating and detrimental effect, the removal of the playhouse will have on my 4 and 6 years old, especially , as the summer holiday are imminent. Also, if I do have to remove the playhouse, I will have to replace the boundary fence behind it, as my neighbour does not work or have the necessary funds to repair it, thus making it unsafe for my children to play in their garden. Id like to add, that on the purchase of the playhouse, I truly did not realise I would need planning permission, I wanted to give my two young children a place they could play in and that it would last until they no longer wanted it. I was also not told by the company , I purchased this from, that I needed planning permission and this structures are , if not bigger than mine, still being sold on a daily basis.

Please would you or could you, advise me of a way forward and how I can achieve planning permission being granted. I am willing for the planning to be granted for a temporary period of five years, as I have no doubt, that the children will no longer appreciate the playhouse when they are that bit older. Are there any other structural alterations that I can make, I am lead to believe that the raised balcony is the main concern. I look forward to receiving your response to this letter.

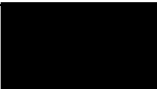
Yours Sincerely  
Rebecca Prior

# Recommendation Report

Application No. BR/17/11

Committee ☐ - Date \_\_\_\_\_

Delegated ☒

|                                              | Date   | Signature                                                                          |
|----------------------------------------------|--------|------------------------------------------------------------------------------------|
| Prepared by Case Officer                     | 1-4-11 |  |
| Agreed by Team Leader                        | 4-4-11 |  |
| Agreed by H.O.P.S. / P.C.M.<br>(if required) |        |                                                                                    |
| O.S. Extract requested                       |        |                                                                                    |

Comments:

Bognor Regis Town Council

Ms G Frost

Town Hall

Clarence Road

Bognor Regis, West Sussex

PO21 1LD

Your Ref: \_\_\_\_\_

Our Ref: BR/17/11/ \_\_\_\_\_

Please ask for:

Mrs A Stroud

11th March 2011

Dear Sir/Madam

**The Town and Country Planning Act 1990 (as amended)**

Childrens two storey playhouse

48 Corbishley Road Bognor Regis

Thank you for your internet representation made on 11th March 2011 which has been recorded as **an objection** with the comments as follows:

*OBJECTION on the grounds this is unneighbourly*

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

Voucher No: **PAYMENT REQUISITION** (for use only when a supplier invoice does not exist)Refund ☒ Reimbursement ☐ Grant ☐ Contribution ☐ Payment on Account ☐

Payee No:

Mr N W Prior & Mrs R A Prior  
c/o Mrs R A Prior  
48 Corbishley Road  
Bognor Regis  
West Sussex  
PO22 9HS

Originated by:

Date: 30th March 2011

| Justification for Payment / Remittance Advice                                                                                                                                                                                                          | FMS Code | Amount £ |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| No fee required<br><br>Childrens two storey playhouse (Resubmission following BR/211/10).<br><br>48 Corbishley Road Bognor Regis<br><br>Ocella References:<br><br>Application no: BR/17/11/<br><br>Income Rceipt ref: P86104<br><br>Refund ref: P86744 | D20-930  | 150.00   |
| Total                                                                                                                                                                                                                                                  |          | 150.00   |

Despatch Instructions

Authorisation

I authorise a payment as detailed above to be made, and confirm that the Council's Standing Orders and Financial Regulations have been observed as necessary:

Signed: 

Certified for payment:

Administration use only:

Payment Order Number: 

refundfrn



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 716019  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

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

Your Ref:  
Our Ref : **BR/17/11/**  
Please ask for:  
Mrs A Stroud  
01903 737500 Ext 37314

15th February 2011

Dear Mrs Prior

**The Town and Country Planning Act 1990 (as amended)**

Childrens two storey playhouse  
48 Corbishley Road Bognor Regis PO22 9HS

|                   |                  |                             |
|-------------------|------------------|-----------------------------|
| Receipt No P86104 | Amount: £ 170.00 | VAT Number 193 5586 24      |
| Receipt No P86105 | Amount: £ -20.00 | <b>TOTAL PAID: £ 150.00</b> |

Thank you for your recent planning application, which was accepted as a valid application on 8th February 2011. It is being dealt with by Mrs A Stroud 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 17th March 2011 which is the end of the advertising period.

If you have not received a decision by 5th April 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.

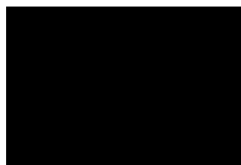
**Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.**

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](http://www.planningportal.gov.uk). If you are in any doubt you will need to submit a formal Building Regulations submission.

**You overpaid the fee by £20.00. A refund for this amount has been arranged.**

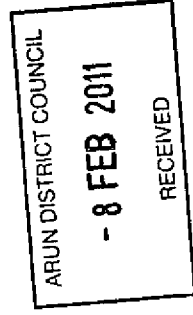
Please do not hesitate to contact us if you have any queries.

Yours sincerely



BR/17/11/

Rebecca Prior  
48 Corbushley Rd  
Bognor Regis  
West Sussex  
PO22 9HS



Miss Garner,  
enclosed are the drawings  
and photo you required, any problems  
please ring me but I hope these are  
sufficient.



Voucher No:

**PAYMENT REQUISITION** (for use only when a supplier invoice does not exist)Refund ☒ Reimbursement ☐ Grant ☐ Contribution ☐ Payment on Account ☐

Payee

No:

Mr N W Prior & Mrs R A Prior  
 c/o Mrs R A Prior  
 48 Corbishley Road  
 Bognor Regis  
 West Sussex  
 PO22 9HS

0  
 0

Date: 20th January 2011

Justification for Payment / Remittance Advice

FMS Code

Amount

Overpayment of fees

Childrens two storey playhouse

48 Corbishley Road Bognor Regis

D20-930

20.00

Ocella References:

Application no: BR/17/11/

Income Rceipt ref: P86104

Refund ref: P86105

Total

20.00

Despatch Instructions

Authorisation

I authorise a payment as detailed above to  
 be made, and confirm that the Council's  
 Standing Orders and Financial Regulations  
 have been observed as necessary:

Signed

Certified for payment:

Administration use only:

Payment Order Number:

refundfrn



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

Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General  
Enquiries  
Tel: (01903) 737756 Fax: (01903) 716019  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)  
**Our Ref: BR/17/11/**  
**Your Ref:**

**Please ask for:**  
Miss K Garner  
01903 737500 Ext 37467

Dear Mrs Prior

20th January 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**  
**48 Corbishley Road Bognor Regis**

Thank you for your recent application which I received on 19th January 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 :-

Please provide 1 electronic or 3 paper copies of amended proposed elevations in accordance with the guidance notes available on our website detailed below (click on National List). You may provide details from the suppliers information or photographs of each aspect with the measurements on.

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 <sup>10th</sup>~~3rd~~ February 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

Application No:

BR/17/111

Case Officer:

Planning Portal Ref: ~~1~~

Receipt No: P86104

Amount: £170.00

Date: 19/1/11

Cross/other ref:

Additional receipt (refund):

Amount: £20.00 £150.00

Date: 20/1/11 30/3/11

Site Number(s): BR-PS-CYRD48

Grid Reference: 493260-100663

Flood Zone: Fluvial 1 2 3A 3B

Tidal + 2 3A 3B None

Flood Zone: Natural defences Yes/No

Public Sewer: Yes/No

Listed Building: Yes/No

Conservation Area: Yes/No

Technical Notes:

Re-Sub of BR/21/10

Plans with  
A/S + RD what  
to accept. ✓  
plans OK. ✓  
plans

INC. - Proposed elevations not  
acceptable. Photos or  
Suppliers details will be OK. ✓

\* Phoned to explain/help with what to submit. KS 26/1/11  
Left message.

Registration Notes:

Ack.

Refund £20.00 and add to

Refund further £150 - resub LC 30/3

History Files Y/N

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

|                          |                        |
|--------------------------|------------------------|
| Affordable Housing       | Open Space             |
| Bin Storage & Collection | Parking Layout/Access  |
| BiBiodiversity           | 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:

8/2/11

Signed:

Dated:

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

|                                                                                                                                                            |                     |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---|
| WSE Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)                                                              | WSE                 |   |
| WSD 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/<br>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                                                                                                   |                     |   |
| * dealing with a wind turbine consult NATS (use code WFC)                                                                                                  |                     |   |

ARUN DISTRICT COUNCIL

1-9 JAN 2011

RECEIVED

16/1/11

R. Dannant,

I hope this is all the information you require, I have done my best, also enclosed cheq for £170 as I don't know how much you require

Thanks

48 CORBISHLEY RD  
BOGNOR REGIS  
WEST SUSSEX  
PO22 9HS