

Mr D Bennett
10 Vicarage Lane
Bognor Regis
PO22 7EA

Please ask for: Ms Iqraa Malik
Email: iqraa.malik@terraquest.co.uk
Telephone: 0121 234 1390
Our Ref: BR/229/21/HH
Your Ref:
Date: 1st October 2021

Dear Mr Bennett,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application for Planning Permission for Works or Extension to a Dwelling

Development: Hip to gable roof extension with 2 x front dormers and installation of crossover
Location: 25 Pevensey Road Bognor Regis PO21 5NS

Thank you for your recent application which I received on 30th September 2021. It is being validated by Ms Iqraa Malik who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a valid application until the following item(s) have been received or resolved :-

West Sussex County Council require that a visibility splay is provided. A splay is formed for a 30 mph speed limit road by measuring from a point 2.4m back from the kerb edge in the centre of the proposed access. A line should then be drawn from either side of this point for 43 m in each direction to the nearside edge of the carriage way. The splays must intersect and only within the control of the applicant, or within the publicly maintained highway.

The distance will increase with the speed limit of the road. If the road is 40 mph speed limit then the distance should be 120 m either side. For speeds above this please contact West Sussex County Council Highways for advice on what would be acceptable.

Form

Please confirm in writing your acceptance of the amended description.

Hip to gable roof extension with 2 x front dormers and installation of crossover
CIL Additional Information Form

This application may be CIL liable, please complete and return the Form1 CIL Additional Information. The form and further information about CIL can be found on the website: www.arun.gov.uk/cil

Proposed Plans

The windows on the proposed first floor plan is missing from the proposed south elevation. Please amend.

Crossover

You are required to submit a scaled plan of the crossover showing the width and depth of the proposed crossover.

Proposed Plans

The windows on the proposed east/south elevation are inconsistent with the proposed first floor plan

For further detailed information on validation requirements please go to our website and refer to the requirements list for this type of application: <https://www.arun.gov.uk/making-a-planning-application>
If you are unable to access the website, please contact this office so a copy can be sent to you.

Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

Please provide the above by **15th October 2021** or your application will be closed as incomplete and you will have to resubmit if you wish to proceed. If you have difficulty meeting this deadline please contact the above officer to discuss the matter.

If you made a paper application and did not provide an email address, please could you do so to enable us to contact you swiftly with any queries or issues.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>