

[REDACTED]

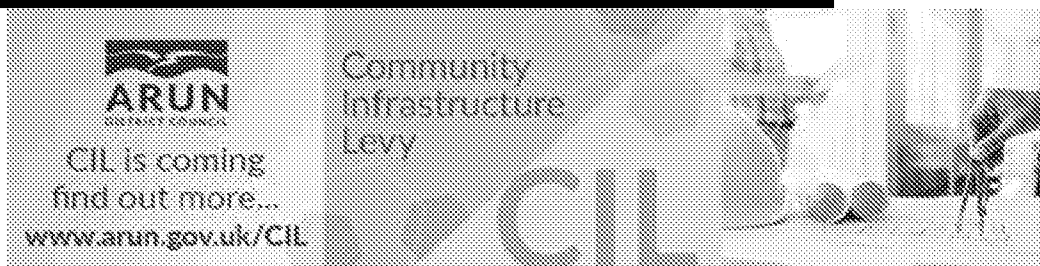
Hi Zoe,

- 1) Could the attached plans please be uploaded to the above application file?
- 2) Could the current plans on the file all be superseded, with the exception of the existing plans?
- 3) Could the description of development be amended to read as follows:
Change of use of house in multiple occupation to form 2 no. self-contained flats with a rear extension to form bathrooms at ground and first floors, and a single storey pitch roof and side extension to form a studio flat.
- 4) Could a full re-consultation period (plus 2 x site notices) be undertaken for the period of 21 days?

Any problems please don't hesitate to ask.

Kindest regards,

[REDACTED]



[REDACTED]

James Cross
Planning Officer
Arun District Council

Dear James

BR/243/19/PL - 130 Longford Road, Bognor Regis, PO21 1AF

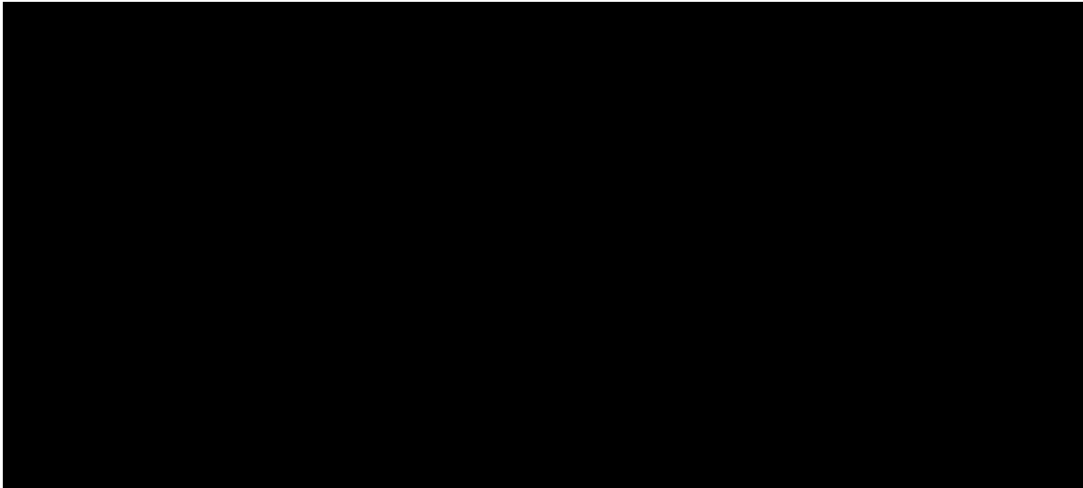
Further to your request please find attached amended drawings 1917 P 04-07 Rev A to be appended to this application. Amended plans only were accepted on similar recent applications

Also attached amended planning statement and supplement template, the Planning Portal form doesn't allow alteration to the form without a new fee so we confirm the application should be amended to forming 3 Flats.

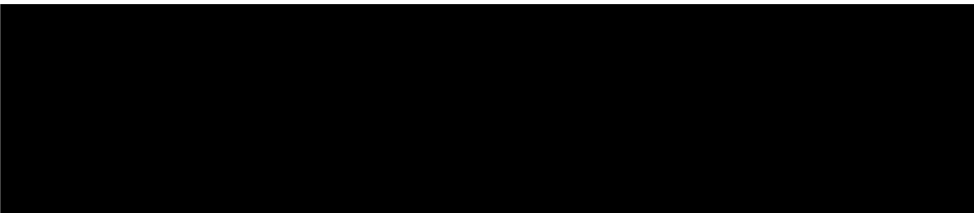
We don't consider CIL will be attached to this submission bearing in mind the application date.

We can agree to an extension of time upto the 16th March – six weeks.

Perhaps you would verify whether a refund of part of the application fee would be applicable.



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Hi Bill,

Yes, that should be fine. We will need from you:

- 1) Extension of time agreement for an additional 6 weeks from the date of amended plans
- 2) Amended Design and Access Statement/Planning Statement
- 3) Completion of CIL forms as the development may now be CIL liable as the decision will come in after 01 April 2020
- 4) Complete set of amended plans
- 5) Amended description of development
- 6) Amended application forms

I would be grateful if you could indicate when the above are likely to be sent over to us for consideration?

I look forward to hearing from you at your earliest convenience.

Kindest regards,

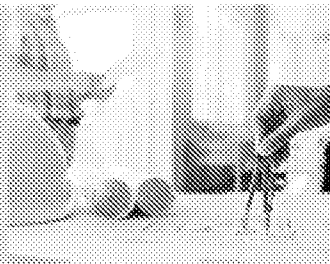
James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Senior Planning Officer (Agency)
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF



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James Cross
Planning Officer
Arun District Council

Dear James

BR/243/19/PL - 130 Longford Road, Bognor Regis, PO21 1AF

Apologise I have been out this morning, I understand and have another solution, to provide only 3 units two by conversion in the existing building and a studio extension, suitable for persons with disabilities. Areas will meet DDM2 areas.

Our clients will agree to an extension of time to allow readvertisement of substitute plans if necessary.

I will amend the plans and let you have them by the morning. We had a similar issue with recent applications that were amended in the same way.

Kind regards

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Sent from Mail for Windows 10

Subject: RE: BR/243/19/PL - 130 Longford Road, Bognor Regis, PO21 1AF
Importance: High

Hi Bill,

Further to my previous correspondence it is with regret that I have to inform you that the application has been passed up through the management on the lead up to Committee. In doing so, significant concern has been raised regarding the lack of accordance with the internal space standards. Whilst Policy D DM2 of the Arun Local Plan allows for discretion in the application of space standards in the conversion of existing residential dwellings, we use a rule of thumb of around 10% either way, in applying this discretion. In this instance, most of the apartments are nearing being 40-50% off the floorspaces outlined in the Nationally Described Space Standards. Such a deviation is too significant for the Council to be able to support.

I did table the fall-back position that the development is in HMO use and currently supports a similar quantum of bed spaces and the proposed development would support a similar quantum of habitation, albeit in a more appropriate manner.

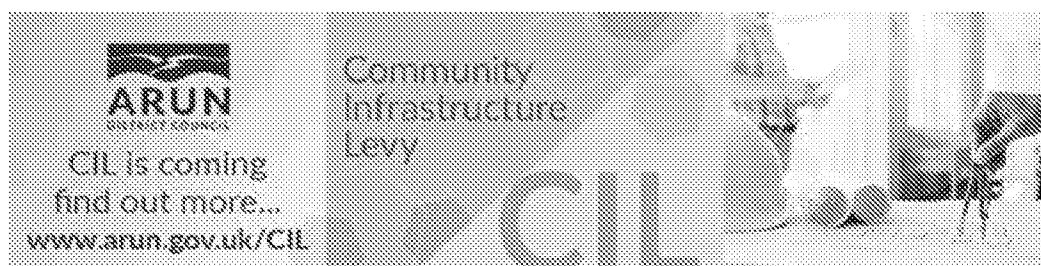
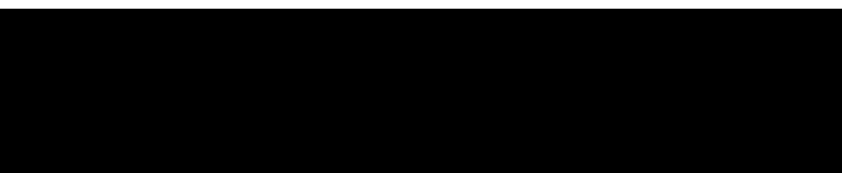
However, under this fall-back position, the development could only be used as a HMO *could* revert back to a single residential dwelling which falls within the internal space standards. If the Council were to permit 5 self-contained flats then they would always be used as 5 flats of an inappropriate size, owing to the financial values of the site. Such a permission would result in a change that would be irrevocable. With the current HMO use there is a chance that the development could be used in a manner that is deemed appropriate and in accordance with the Local Plan. There is therefore no overriding justification to permit 5 self-contained dwellings of an inappropriate standard at this stage.

On this basis, it is with regret that I have to inform you that the Council will now be recommending for refusal at delegated level. I appreciate that the application has been ongoing for sometime and I will look to issue the decision early next week. However, if you wish to withdraw the application on the basis of the above I can action this for you. Please let me know of your intentions throughout today so as to avoid unnecessary work.

If you wish to discuss the contents of this email in further detail I am in the office all morning. I will however be unavailable throughout this afternoon due to site visits and meetings.

I look forward to hearing from you in due course.

Kindest regards,



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