

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

Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 27 January 2022 12:32
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: RE: 65-71 Upper Bognor Road - BR/252/21/PL

Julie,

This is my assessment of what the proposal is:

- * 65 (Charlotte House) - current living accommodation for students -> conversion to two semi-detached houses.
- * 67 & 69 - 2 cottages (former student accommodation, currently semi-derelict) -> internal alterations only and staying as 2 dwellings.
- * 71/71A - offices - > (office and 2 x 1 bed flats at GF with warden flat and 1 x 2 bed flat above.
- * New building to face 67 and 69 Upper Bognor Road, offices/workshops on GF, 3 x 1 bed flats above.

I think it reflects what you got.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Simon Davis
Sent: 17 January 2022 17:55
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: RE: 65-71 Upper Bognor Road - BR/252/21/PL

67/69: No change between existing & proposed floorspace. Total floorspace of whole building is:

GF 90.38m2 (note additional external sheds 2 no each 2.4m2)
FF 55.5m2

From: Julie Grieves <Julie.Grieves@arun.gov.uk>
Sent: 17 January 2022 16:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: 65-71 Upper Bognor Road - BR/252/21/PL

Ah ok. I spent about 45 mins reading the DAS over and over and making noy=tes because it fried my brain a bit haha. I've created a record so I'll leave it with you to ponder for a bit but pretty sure the gist is as per below!!

Julie Grieves
Community Infrastructure Levy Officer



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 17 January 2022 16:44
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: RE: 65-71 Upper Bognor Road - BR/252/21/PL

It was reallocated to me last week so it was Amy's note.

Tbh I'm struggling to work out what is going on with this proposal but I think there are only interior changes to 69/71 and it is only the occupancy that will change but this change does not form part of the description of the application – so can we still charge CIL? Also, according to the history, they were originally dwellings and later became student accommodation (in 1994)

Simon

Simon J Davis MRTPI
Principal Planning Officer
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From: Julie Grieves <Julie.Grieves@arun.gov.uk>
Sent: 17 January 2022 15:44
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: 65-71 Upper Bognor Road - BR/252/21/PL

Hi Simon,

I have just come across this application and seen your note.

The dwellings will be CIL. We need to work out the existing (and if its in use) and the proposed and then the difference will be what they pay CIL on. I'm hoping I've got this right from doing some research...

Charlotte House – conversion to 2x dwellings. No extensions and therefore if they can provide in use proof, this can be deducted and no CIL payable.

67 & 69 – Student accommodation to dwellings. Not in use, semi dilapidated. Therefore, floor area to be calculated and CIL payable on total.

71 & 71A – Flats/Offices – Flats, zone 4. NCL.

Shout if you think I've got this wrong but they need to provide the in use proof for Charlotte House to be able to reduce that building to zero.

Thanks,
Julie

Julie Grieves
Community Infrastructure Levy Officer

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