Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

98-100

Address Line 1

Chichester Road

Address Line 2

Address Line 3

West Sussex

Town/city

Bognor Regis

Postcode

PO21 5AA

Description of site location must be completed if postcode is not known:

Easting (x)

493131

Northing (y)

100268

Description

Applicant Details

Name/Company

Title

First name

Rebecca

Surname

Newman-Smith

Company Name

Ashton Care (Bognor Regis) Limited

Address

Address line 1

124-128 Aldwick Road

Address line 2

Address line 3

Town/City

Bognor Regis

County

Country

Postcode

PO21 2PA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Benn

Company Name

RBA Architects Limited

Address

Address line 1

46 Wimborne Road

Address line 2

Address line 3

Town/City

SOUTHSEA

County

Country

United Kingdom

Postcode

PO4 8DE

[redacted]

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of the existing first floor office space (B1 Business) into 1 No. two bedroom flat (C3 Dwelling house) including rear access, amenity space & general storage facilities.

Reference number

BR/315/19/PL

Date of decision (date must be pre-application submission)

17/06/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condition No 2

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

14/03/2022

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Cost to implement the proposals as approved are excessive and require the installation of supporting steelwork and complete reconstruction of the existing roof which renders the approved scheme unviable. Design amendments are proposed to allow retention of the existing roof structure and the introduction of a dormer window feature into the rear of the existing roof to accommodate floor space with sufficient headroom.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Substitute the following approved drawings listed in Condition 2:
Dwg No P09, Proposed Ground & First Floor Plan; Dwg No P10, Proposed Site Roof Plan; Dwg No P11, Proposed Front Elevation & Section and Dwg No P12, Proposed Elevations & Section
For revised drawing No:
2107: 2.002 (Rev -) Variation of Condition 2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Robert

Surname

Bern

Declaration Date

09/11/2022

☑ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

[redacted]

Date

18/11/2022