

Axs

Siobhan Honney-Bayes

From: Jamie.Brown@westsussex.gov.uk
Sent: 14 April 2011 15:31
To: Planning.Responses
Subject: Local Development Responses
Attachments: Y411.doc; BR2711.doc

ACK

Please could these Local Development Responses be distributed to the relevant officer please

Kind Regards

Jamie

<u>Jamie Brown</u>	Technician Local Development Infrastructure , <u>West Sussex County Council</u>	Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT
Internal: 77191 External: 01243 777191 E-mail: jamie.brown@westsussex.gov.uk		



Save the environment - think before you print.

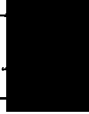
This e-mail and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure e-mails and attachments are virus-free but you should carry out your own checks before opening any attachment.

RECOMMENDATION REPORT

APPLICATION NO. BR/27/11

COMMITTEE ☐ - DATE: _____

DELEGATED ☒

	DATE	SIGNATURE
Prepared by Case Officer	25-3-11	
Agreed by Team Leader		
Agreed by H.O.P.S / P.C.M. (If required)	28/3/11	
O.S. Extract requested		

Comments:



STEPHEN JUPP

BA(Hons), LLM, MRTPI

CHARTERED TOWN PLANNER

FAO Amelia Stroud
Planning and Building Control Division
Arun District Council
Maltravers Street
Littlehampton
BN17 5LF

Friday, 18 March 2011

Dear Madam:

Re: 14 Ivydale Road, Bognor Regis

**Convert permitted garage to create additional residential unit
BR/27/11**

I have been instructed by the applicant, Herongate Homes, to provide an assessment of their current planning application.

I can confirm that I have inspected the site and viewed the submitted papers.

I note that Bognor Town Council have not raised an objection to the scheme.

14 Ivydale is subject to an extant planning permission for 2no chalet bungalows. As part of this permission a detached double garage was provided.

This present scheme seeks to adjust the internal parking arrangement in order to ensure that the garage is now superfluous. This has been achieved and I am not aware that there is any objection to the new parking arrangement.

Development Plan Policy

Arun District Council Local Plan. This review plan was formally adopted in April 2003 and sets out policies to guide development in the District to 2011. The principal policy relevant to the application proposal is GEN7.

PLANNING APPLICATIONS.
AUTOCAD DRAWINGS.
GENERAL ADVICE.
OBJECTION LETTERS.
APPEALS.
SITE DEVELOPMENT APPRAISALS.
LOCAL PLAN SUBMISSIONS.
EXPERT PLANNING ADVICE.
SPECIALISING IN:
DEVELOPMENT CONTROL,
AGRICULTURE,
ENFORCEMENT AND
NATURE CONSERVATION LAW

PARTNERS:

STEPHEN PAUL JUPP
BA(Hons), LLM, MRTPI

LYNN ALEXANDRA JUPP

348 CHICHESTER ROAD
NORTH BERSTED
BOGNOR REGIS
WEST SUSSEX
PO21 5BX

Member of the
Royal Town Planning Institute.



Policy GEN7 deals with the form of new development. It aims to promote high quality design and layout to ensure new development makes a positive contribution to the quality of the environment. The policy lists a number of criteria that development must comply with and it is considered that the application proposal meets this criteria in that the proposed dwelling has been designed to relate well to the existing neighbouring properties and would be in keeping with the existing residential streetscape along this part of Ivydale Road and that the intensification of development on the site would not detract from the general character and appearance of the area.

Whilst the proposed garden area will provide a domestic curtilage smaller to adjacent residential plots it will be comparable to the garden area to be provided to the permitted dwelling at 65b Gravits Lane and the surrounding area. Land to the side is capable of providing the required off-street car parking provision in accordance with policy GEN7(viii) and GEN12.

The extent to which the application proposal complies with these various policy criteria is set out below and I consider that, having regard to the relevant material considerations, the proposal is policy compliant and thus acceptable.

Design Principles and Appearance

The residential use of the proposal is considered to be acceptable in this established residential area. The property has been based upon the permitted double garage building and modelled on a simple chalet-style design similar to the permitted detached chalet bungalows. The proposed dwelling has also been designed so as to respect the residential amenity currently enjoyed by the occupiers of neighbouring properties.

Whilst the surrounding area is made-up of a diverse range of housing types, and architectural styles there appears to be a prevailing trend in the form of chalet style properties with accommodation in the roof with a simple appearance.

The proposed building style allows for sensitive design of fenestration in relation to existing properties and gardens. Careful consideration has been given to the design of fenestration to minimise impact on neighbouring properties. The proposed dwelling would not give rise to any additional overlooking of neighbouring properties.

It is considered that the proposed dwelling is well proportioned in context with the surrounding existing and permitted residential properties in terms of architectural style; siting and size in accordance with Local Plan policy GEN7.

Layout and Scale

The layout of the proposed property has been chosen with the position of neighbouring properties taken into consideration. The proposed building has been designed to take account of the scale of the surrounding properties and would protect the relationship between dwellings to preserve the residential amenity currently enjoyed by the occupiers of 14 Ivydale. The proposed footprint does not extend beyond that of the permitted double garage.

It is considered that the proposed new dwelling would be in keeping with the character and appearance of the existing row of properties along this section of Ivydale Road.

The proposed subdivision of the land allows for the provision of gardens

appropriately sized for the proposed dwellings proportionate to the amount of development and comparable to surrounding properties.

In this regard, I regard as highly material, is the planning permission granted at 65b Gravits Lane, Bognor. This is less than 100m from the application site. Planning permission BR/287/08 granted planning permission for a small 2 bedroomed detached chalet bungalow squeezed between two existing properties.

Accordingly, the layout and character of development proposed by the application is already established within the immediate surroundings of the application site itself. Neighbouring properties relate well to each other and the same can be said of the application proposal.

The proposal is therefore considered to be appropriate in terms of scale and layout and in keeping with the general layout of the surrounding area. In accordance with the policy objectives set in Policy GEN7.

Amount of development

The proposal is for a chalet property offering open plan living accommodation on ground floor and a good sized double bedroom at first floor level.

This type and size of dwelling is appropriate to the mixed residential character of the locality. However, even if it were different that does not equate to harm arising. The scale of the development has been established through the grant of planning permission for the double garage. I strongly consider that the use of the building as a small residential unit will not give rise to any material harm to the character and appearance of the locality.

The amount of development proposed is considered to be an appropriate amount when viewed in its local context which offers a variety of housing types.

Conclusion

The proposed dwelling has been designed so that it would integrate successfully into its immediate setting and wider context and assimilate the surrounding built development to make more efficient use of the land.

I therefore urge officers to support this scheme.

Yours sincerely,



STEPHEN JOHN
BA(Hons), LL.M., MRTPI
Chartered Town Planner



Microsoft Excel - Car_Parking_Demand_Calculator[1].xls

File Edit View Insert Format Tools Data Window Help

Type a question

71%Calibri 10 B / U

7	Ward 2	
8	District	
9	Ward 3	
10	District	
11	Ward Temp Factor 2009-2026	1.070576
12	District Temp Factor 2009-2026	1.067644

Ward Finder

Postcode Ward

RESET

Report Summary Table

17	DEVELOPMENT MIX					ALLOCAT ED	PARKING DEMAND					
18	Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	Unallocated for Residents		Unallocated for Visitors		Total Demand
19								per unit	Total	per unit	Total	
20	A	Houses	Private	3	1	1	1	0	0	0	0	1
21	B											
22	C											
23	D											
24	E											
25	F											
26	G											
27	H											
28	I											
29	J											
30	K											
31	L											
32	M											
33	N											
34	O											
35	P											
36	Q											
37	R											
38	G											
39	Total				1		1	0.05		0.20		1

Summary Calculations District Calculations Ward-Lookup Postcode-Lookup West Sussex Districts

Draw AutoShapes

Amelia Stroud

From: Jonathan Parsons
Sent: 22 March 2011 15:26
To: [REDACTED]
Subject: Re: 14 Ivydale Road, Bognor Regis

Dear Mr Hinton

Following on from our conversation yesterday, I confirm that the application BR/27/11 (additional Unit) is being recommended for refusal and is likely to be issued this week as refusal. I know from talking to the case officer that there have been numerous conversations by email and phone. I do not believe that officers can add any more and although we will take into account your comments, Officers will not add any further comment by way of email or letter. No new points are being raised.

As a matter of fact, no S106 agreement has submitted either to planning officers or the Council's Solicitor.

Yours Sincerely

Jonathan Parsons

From: Andrew Hinton [REDACTED]
Sent: 22 March 2011 11:36
To: Amelia Stroud; Planning
Cc: Thomas Elliott; Janice Turner; janice.turner
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Following our last conversation regarding the above application I understand you are currently preparing a recommendation report. At this late stage we would just like to reiterate the following key points for consideration -

1. Scale and mass of building already approved within overall site development.
2. No overlooking issues due to front and rear fenestration and distance to adjacent dwellings.
3. Client agreed to contributions for 'affordable housing' 106 being dealt with by local authority solicitor. *Telephoned Delwyn, advised no legal Agreement had yet been Submitted 22/3/11*
4. Full support by Parish Council and neighbouring property owners.
5. Clear precedents for smaller type housing within the immediate area (2 Ivydale Road & 65a Gravits Lane) as per revised Design & Access Statement.

We request if possible that the application be determined at the next available committee in order to obtain a majority departmental decision. Perhaps you could confirm if this is feasible?

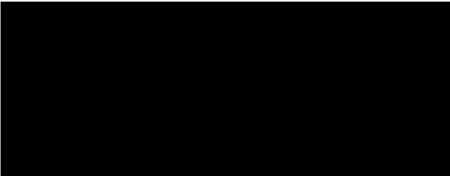
Should you have any queries or wish to discuss in greater detail in person please do not hesitate in contacting me.

Thank you for your continued assistance with this site and its applications.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.

Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 22 March 2011 11:36
To: Amelia Stroud; Planning
Cc: Thomas Elliott; Janice Turner; janice.turner
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Following our last conversation regarding the above application I understand you are currently preparing a recommendation report. At this late stage we would just like to reiterate the following key points for consideration -

1. Scale and mass of building already approved within overall site development.
2. No overlooking issues due to front and rear fenestration and distance to adjacent dwellings.
3. Client agreed to contributions for 'affordable housing'. 106 being dealt with by local authority solicitor.
4. Full support by Parish Council and neighbouring property owners.
5. Clear precedents for smaller type housing within the immediate area (2 Ivydale Road & 65a Gravits Lane) as per revised Design & Access Statement.

We request if possible that the application be determined at the next available committee in order to obtain a majority departmental decision. Perhaps you could confirm if this is feasible?

Should you have any queries or wish to discuss in greater detail in person please do not hesitate in contacting me.

Thank you for your continued assistance with this site and its applications.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

[REDACTED]

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 15 March 2011 10:40
To: Amelia Stroud; Planning
Cc: Thomas Elliott; Janice Turner
Subject: FAO Amelia Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)
Attachments: 14 Ivydale Road (PLOT 3) Jan 11.doc; ATT512634.htm

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Following our last conversation regarding the above project, please find attached a revised Design & Access Statement.

This contains additional information in response to the department's concerns over lack of small housing within the immediate area.

Should you have any queries or wish to discuss in greater detail in person please do not hesitate in contacting me.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

[REDACTED]

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



Amelia Stroud

From: Amelia Stroud
Sent: 01 March 2011 09:48
To: 'Andrew Hinton'
Subject: RE: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mr Hinton,

The application expires 30th March and therefore I would definitely recommend withdrawing the application before that date. Then earliest date a decision could be issued is 11th March. At present I am not able to provide an exact date of when a decision would be issued. If you would like, I could email you to notify when I begin to write my report for the application - it is likely a decision would be issued shortly after this point?

Kind Regards,

Amelia Stroud

From: Andrew Hinton [mailto:andrew.hinton@tasconnect]
Sent: 01 March 2011 09:39
To: Amelia Stroud; Planning
Cc: Thomas.elliott@herongatehomesltd.co.uk
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Following our last correspondence could you confirm the last possible date we may withdraw the above application prior to decision?

Thank you for your continued assistance, I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Emails are not secure and therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 01 March 2011 [REDACTED]
To: Amelia Stroud; Planning
Cc: Thomas.elliott@herongatehomesltd.co.uk
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Following our last correspondence could you confirm the last possible date we may withdraw the above application prior to decision?

Thank you for your continued assistance, I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

[REDACTED]

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Emails are not secure and therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 28 February 2011 15:05
To: Amelia Stroud; Planning
Cc: Thomas.elliott@herongatehomesltd.co.uk
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Thank you for your email clarifying the departments policy regarding 'affordable housing contributions' relating to the above planning application. We were surprised to hear that a proposal for 'one proposed unit' only would still require provision for such fees but acknowledge your advice. With our clients consent we will therefore instruct the department's solicitor to create the necessary legal agreement.

Regarding BR/25/11, the department's solicitor Delwyn Jones was instructed to proceed with a legal agreement on 22/01/11. Our client is providing the necessary info direct.

Thank you for your continued assistance, I will come back to you shortly.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
 Corinthian Architectural Design
 8 Davys Court
 Funtington
 West Sussex
 PO18 9LG

On 28 Feb 2011, at 15:05, Amelia Stroud wrote:

Dear Mr Hinton,

Thank you for your information regarding the discussions your client has had with local residents and the Parish Council, whilst this is helpful to know you are quite in that we cannot acknowledge this as formal support for the application.

With regards to the merits of the application, the view that the size and scale of the proposed additional unit is not comparable with others in the locality is maintained.

The application currently makes no provision for affordable housing. Affordable housing in this planning context comprises housing tenures/forms of ownership provided to serve specific eligible households whose needs are not met by the market. These specific eligible households are normally determined by the council's Housing Register and rents/tenures controlled by a Registered Social Landlord, such as Housing Association. No such provision based on these requirements is provided here.

May I also take this opportunity to remind you that, as per my letter dated 7th February 2011, a Legal Agreement with regard to Affordable Housing is also required on the revisions to the two residential dwellings (BR/25/11). This would have to be signed and completed by 30th March in order to gain approval for the application.

Kind Regards,

Amelia Stroud

Amelia Stroud

From: Amelia Stroud
Sent: 28 February 2011 15:05
To: 'Andrew Hinton'
Subject: RE: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mr Hinton,

Thank you for your information regarding the discussions your client has had with local residents and the Parish Council, whilst this is helpful to know you are quite in that we cannot acknowledge this as formal support for the application.

With regards to the merits of the application, the view that the size and scale of the proposed additional unit is not comparable with others in the locality is maintained.

The application currently makes no provision for affordable housing. Affordable housing in this planning context comprises housing tenures/forms of ownership provided to serve specific eligible households whose needs are not met by the market. These specific eligible households are normally determined by the council's Housing Register and rents/tenures controlled by a Registered Social Landlord, such as Housing Association. No such provision based on these requirements is provided here.

May I also take this opportunity to remind you that, as per my letter dated 7th February 2011, a Legal Agreement with regard to Affordable Housing is also required on the revisions to the two residential dwellings (BR/25/11). This would have to be signed and completed by 30th March in order to gain approval for the application.

Kind Regards,

Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 23 February 2011 15:19
To: Amelia Stroud
Cc: Planning; T [REDACTED]
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Firstly may I enquire if you have had the opportunity to digest our last email dated 21/02/11. I appreciate the department is busy but the timescales of current planning applications are restricted and we would be most grateful for clarification on the department's position. Your response will dictate our clients instructions to enter into a section 106 agreement and this also takes some time to set-up.

Regarding the scheme itself I am informed our developer client recently met with the neighbouring property owners to discuss the above proposal in greater detail. I am told that there was great support for the scheme and that the preference of the immediate land owners was for a single residential unit with the retained walled garden unit rather than a garage / workshop as was previously proposed / approved. I appreciate you cannot take this as formal support and as such our developer client has invited the neighbours to write to Arun with their supporting comments and

views. Our client is also currently in discussions with the Parish Council regarding the site and we hope to also have their feedback in the very near future.

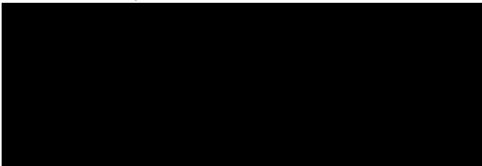
Should you have any queries or wish to discuss in greater detail please do not hesitate in contacting me.

Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.

Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 21 February 2011 11:34
To: Amelia Stroud
Cc: Planning; [REDACTED]
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Thank you for your letter dated 18/02/11 received this morning regarding the above current planning application. In response to your points raised -

1. We acknowledge the revised 'affordable housing contribution' sum of £1,104.00.
2. During our last conversation and reiterated within your letter, you state the local authority will be looking to refuse the current application fundamentally on the following issues -
 - (a). Overdevelopment of the site as a whole, taking into consideration the other 2 already approved units.
 - (b). The general lack of housing of this scale within the immediate area.

Regarding point (a). Overdevelopment. In terms of scale & mass, the basic size of this building has already been approved as a detached garage during a previous application. Therefore the addition to proposed scale & mass within the overall site is marginal. Fenestration has been designed to avoid any overlooking issues. Parking provision remains more than adequate for three units within the site and overall density of development per hectare does not exceed current policy or precedented local development. One could also argue that to not convert the approved scale & mass of the garage into habitable accommodation could be considered contrary to policy on the basis of 'under-development' of the site.

Regarding point (b). The department state that the proposed unit is not suitable for the site as there are no other clear precedents of small affordable housing within the immediate area. However at the same time Arun apply a financial requirement for 'affordable housing contribution' to make up for the lack of small affordable housing within the area. I must highlight that not only is this contradictory but it clearly confirms the local authority's demand for small affordable housing within the immediate area, as we are proposing within the scope of this very application.

In conclusion our developer client therefore sees no merit in paying for 'affordable housing contributions' to make up for the lack of small affordable housing within the area when our proposal directly addresses that very need within the community. We would argue that on this basis the 'affordable housing contributions' are not applicable to this application and we are left with the remaining issue of overdevelopment, of which we argue above.

Finally if the department wish to uphold their views regarding point (a) and still recommend refusal, then our client should at least be able to take this application to appeal without the burden of legal fees relating to drafting a 106 or similar agreement.

I hope the department will look at this case with an open mind and on an individual basis.

Should you have any queries or wish to discuss in greater detail please do not hesitate in contacting

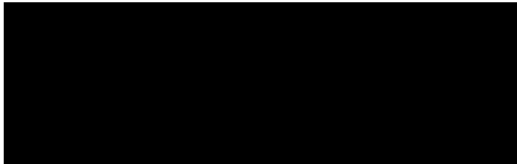
me.

Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.


Amelia Stroud

From: Andrew Hinton 
Sent: 23 February 2011 15:19
To: Amelia Stroud
Cc: Planning 
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Firstly may I enquire if you have had the opportunity to digest our last email dated 21/02/11. I appreciate the department is busy but the timescales of current planning applications are restricted and we would be most grateful for clarification on the department's position. Your response will dictate our clients instructions to enter into a section 106 agreement and this also takes some time to set-up.

Regarding the scheme itself I am informed our developer client recently met with the neighbouring property owners to discuss the above proposal in greater detail. I am told that there was great support for the scheme and that the preference of the immediate land owners was for a single residential unit with the retained walled garden unit rather than a garage / workshop as was previously proposed / approved. I appreciate you cannot take this as formal support and as such our developer client has invited the neighbours to write to Arun with their supporting comments and views. Our client is also currently in discussions with the Parish Council regarding the site and we hope to also have their feedback in the very near future.

Should you have any queries or wish to discuss in greater detail please do not hesitate in contacting me.

Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



Amelia Stroud

From: Andrew Hint [REDACTED]
Sent: 21 February 2011 11:34
To: Amelia Stroud
Cc: Planning; [REDACTED]
Subject: 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11 (1 Additional Unit)

Thank you for your letter dated 18/02/11 received this morning regarding the above current planning application. In response to your points raised -

1. We acknowledge the revised 'affordable housing contribution' sum of £1,104.00.
2. During our last conversation and reiterated within your letter, you state the local authority will be looking to refuse the current application fundamentally on the following issues -
 - (a). Overdevelopment of the site as a whole, taking into consideration the other 2 already approved units.
 - (b). The general lack of housing of this scale within the immediate area.

Regarding point (a). Overdevelopment. In terms of scale & mass, the basic size of this building has already been approved as a detached garage during a previous application. Therefore the addition to proposed scale & mass within the overall site is marginal. Fenestration has been designed to avoid any overlooking issues. Parking provision remains more than adequate for three units within the site and overall density of development per hectare does not exceed current policy or precedented local development. One could also argue that to not convert the approved scale & mass of the garage into habitable accommodation could be considered contrary to policy on the basis of 'under-development' of the site.

Regarding point (b). The department state that the proposed unit is not suitable for the site as there are no other clear precedents of small affordable housing within the immediate area. However at the same time Arun apply a financial requirement for 'affordable housing contribution' to make up for the lack of small affordable housing within the area. I must highlight that not only is this contradictory but it clearly confirms the local authority's demand for small affordable housing within the immediate area, as we are proposing within the scope of this very application.

In conclusion our developer client therefore sees no merit in paying for 'affordable housing contributions' to make up for the lack of small affordable housing within the area when our proposal directly addresses that very need within the community. We would argue that on this basis the 'affordable housing contributions' are not applicable to this application and we are left with the remaining issue of overdevelopment, of which we argue above.

Finally if the department wish to uphold their views regarding point (a) and still recommend refusal, then our client should at least be able to take this application to appeal without the burden of legal fees relating to drafting a 106 or similar agreement.

I hope the department will look at this case with an open mind and on an individual basis.

Should you have any queries or wish to discuss in greater detail please do not hesitate in contacting

me.

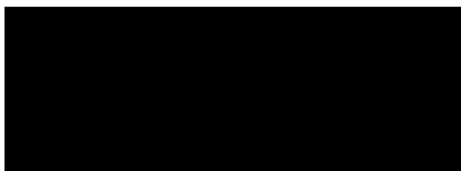


Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.



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

Tel: 01903 737500 ext 37370
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765

Please ask for:
Mrs A Stroud
Planner – Western Area
Tel: 01903 737500 ext37314

18th February 2011

Mr A Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

Dear Mr Hinton

LPA Ref: BR/27/11/
Proposal: Revisions to approval BR/254/10 comprising 1 no. additional dwelling
Address: 14 Ivydale Road, Bognor Regis

I can confirm that the commuted sum payable for affordable housing contributions in relation to this application would be £1, 104.00. The commuted sum as outlined in my previous letter dated 7th February 2011 was erroneous, and I apologise for any inconvenience this may have caused.

Unfortunately, as discussed in our telephone conversation of 8th February 2011, the Council is minded to refuse the above planning application. In such circumstances it would be unreasonable to expect you to enter into a legal agreement to secure the provision of financial contributions incurring the associated administrative costs (as per my previous letter) at this time.

Assuming no legal agreement is entered into, an additional refusal reason will appear on the decision notice that no mechanism is in place to secure the necessary financial contributions. However, upon receipt of the refusal notice, should you decide to appeal the Council's decision or make a resubmission to the Council you can at the appropriate time instruct the Council's Solicitor to prepare the necessary legal agreement as outlined in the attached letter. In the event of an appeal the Council would withdraw the refusal reason when in receipt of a satisfactory legal agreement.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours Sincerely

Mrs A Stroud
Planner – Western Area

Ian Sumnall Chief Executive, Strategy and Environmental Services Director
Nigel Croad Corporate Resources Director

www.arun.gov.uk



- Environmental Health
- Littlehampton and Bognor Regis
Customer Services Help Points



Amelia Stroud

From: Amelia Stroud
Sent: 17 February 2011 15:48
To: 'Andrew Hinton'
Subject: RE: FAO Mrs A Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11 & BR/27/11

Dear Mr Hinton,

My apologies - I was mislead by the description of the application.

The commuted sum payable for BR/27/11 would amount to £1,104.00. The legal administrative fee and monitoring fees as per my previous email would still be applicable.

I will send a corrected version of the letter regarding this matter.

Once again, apologies for any inconvenience caused.

Kind Regards,

Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 16 February 2011 15:29
To: Amelia Stroud
Cc: [REDACTED]
Subject: RE: FAO Mrs A Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11 & BR/27/11

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11 & BR/27/11

Thank you for your email regarding the above current planning applications.

Just to clarify, the application BR/25/11 is for two detached dwellings only (revisions to previous approval). The application BR/27/11 is for one detached dwelling only.

As we already have planning permission for the two units, then the application for plot 3 should be seen as applying for a new single unit only. If 3 x housing association fees are therefore only applicable on the basis of the 'title description' of this application being 'revisions to the previous development', then we can amend the description and / or resubmit accordingly.

As such we would be grateful if you could clarify prior to moving forward with preparation of a section 106 agreement.

I hope this makes sense, please feel free to call me to discuss further if you would prefer.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design



8 Davys Court
Funtington
West Sussex
PO18 9LG

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.

On 15 Feb 2011, at 14:27, Amelia Stroud wrote:

Dear Mr Hinton,

Thank you for your email regarding the above.

To confirm, the commuted payment of £4,856.00 would be payable for the application (BR/27/11) containing 2 three bed houses and a one bed unit.

A commuted payment of £3,752.00 would be payable for the application (BR/25/11) containing 2 three bed houses. (I shall re-send the letter regarding this matter)

The above commuted sums would not be payable until the commencement of development.

An administrative legal fee of £450 would be payable for each legal agreement.

A monitoring fee of £150 would be payable for each Affordable Housing obligation.

I hope this clarifies matters.

Kind Regards,

Amelia Stroud

Amelia Stroud

From: Amelia Stroud
Sent: 15 February 2011 14:28
To: 'Andrew Hinton'
Subject: RE: FAO Mrs A Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11

Dear Mr Hinton,

Thank you for your email regarding the above.

To confirm, the commuted payment of £4,856.00 would be payable for the application (BR/27/11) containing 2 three bed houses and a one bed unit.

A commuted payment of £3,752.00 would be payable for the application (BR/25/11) containing 2 three bed houses. (I shall re-send the letter regarding this matter)

The above commuted sums would not be payable until the commencement of development.

An administrative legal fee of £450 would be payable for each legal agreement.

A monitoring fee of £150 would be payable for each Affordable Housing obligation.

I hope this clarifies matters.

Kind Regards,

Amelia Stroud

From: Andrew Hinton [redacted]
Sent: 15 February 2011 10:44
To: Amelia Stroud
Cc: Planning; [redacted]
Subject: FAO Mrs A Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/25/11

Thank you for your letter regarding the above current planning application (specifically for revisions to previously approved Plots 1 & 2).

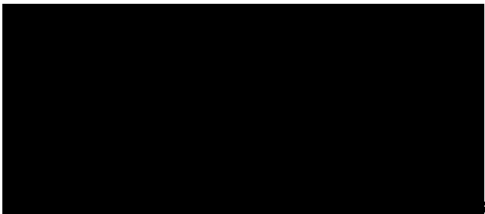
Our client reluctantly agrees to the 'local authority financial fees for affordable housing' in principle, however as discussed we still have some reluctance as this application is for minor changes to the previous approval for 2 houses.

Please confirm the precise figures and associated legal costs for this specific application only. As previously discussed we only received one letter which read as a single payment of £4,856.00 for Plot 3 only and I understand this is actually the total fee for all three units over both applications.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.

Amelia Stroud

From: Andrew Hinton [REDACTED]
Sent: 15 February 2011 10:44
To: Amelia Stroud
Cc: Planning [REDACTED]
Subject: FAO Mrs A Stroud - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11

Dear Mrs Stroud

Re - 14 Ivydale Road, Bognor Regis, West Sussex. PO21 5LY - BR/27/11

Thank you for your letter regarding the above current planning application (specifically for 1 no. additional dwelling).

We acknowledge your concerns regarding the proposal and are currently in discussion with the applicant. Depending upon the outcome of this, we can then address the requested section 106 agreement accordingly.

In the interim should you have any queries please do not hesitate in contacting me.

I will come back you shortly with our instructions.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

[REDACTED]

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.





Mr A. Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

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

Tel: 01903 737500 ext 37370
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk



Our ref: BR/27/11/

Please ask for:
Mrs A Stroud
Planner – Western Area
01903 737500 ext 37314

7th February 2011

Dear Mr Hinton

LPA Ref: BR/27/11/
Proposal: Revisions to approval BR/254/10 comprising 1 no. additional dwelling (plot3).
Address: 14 Ivydale Road, Bognor Regis, West Sussex PO21 5LY

I refer to the above development for which planning permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the council's website: <http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3694>

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of ten or less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 legal agreement.

Your planning application was received by the Council after the 18 August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £4856.00. Please note that this sum is **not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of £150 is payable but again this is **not** payable until the commencement of development.

At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions. The Council legal section can be instructed to draft the legal agreement for which there is an

Ian Sumnall Chief Executive, Strategy and Environmental Services Director
Nigel Croad Corporate Resources Director

www.arun.gov.uk



- Environmental Health
- Littlehampton and Bognor Regis
Customer Services Help Points

The Government Standard

administration fee of £450.00. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones can be contacted directly on 01903 737737 for instruction. Once drafted Mr Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours Sincerely

Mrs A Stroud
Planner – Western Area

cc. Delwyn Jones (Council Solicitor)



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
website: www.arun.gov.uk/planning

Mr Andrew Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

Your Ref:
Our Ref : BR/27/11/
Please ask for:
Mr J Parsons
Direct Dial: 01903 737773

2nd February 2011

Dear Mr Hinton

The Town and Country Planning Act 1990 (as amended)

Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)
14 Ivydale Road Bognor Regis PO21 5LY

Receipt No P86143	Amount: £ 335.00	VAT Number 193 5586 24
		TOTAL PAID: £ 335.00

Thank you for your recent planning application, which was accepted as a valid application on 2nd February 2011. It is being dealt with by Mr J Parsons 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 10th March 2011 which is the end of the advertising period.

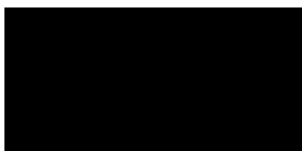
If you have not received a decision by 30th March 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by 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. If you are in any doubt you will need to submit a formal Building Regulations submission.

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

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy
ARUN DISTRICT COUNCIL BR/27/11/

pmac12



Siobhan Honney-Bayes

From: Andrew Hinton [REDACTED]
Sent: 02 February 2011 14:19
To: Planning.Responses; Siobhan Honney-Bayes
Subject: FAO Mrs Honey-Bayes - Request for further information on BR/27/11
Attachments: PLOT 3 Location & Site Plan v2009.pdf; ATT387933.htm; 002 Layout Plan v2009.pdf; ATT387934.htm

Dear Mrs Honey-Bayes

Re - Proposed Residential Development - 14 Ivydale Road, Bognor Regis, West Sussex - **BR/27/11**

Thank you for your letter received today via email, please find attached revised location & site plans & site layout plan as requested.

Should you have any queries or wish to discuss please do not hesitate in contacting me.

Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG

[REDACTED]

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.





Mr Andrew Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

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
website: www.arun.gov.uk/planning
Our Ref: BR/27/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Hinton

2nd February 2011

The Town and Country Planning Act 1990 (as amended)

**Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)
14 Ivydale Road Bognor Regis**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised block/site plan showing a red edge to include both plot 3 and the site access. A blue edge should be drawn around any other land owned by the applicant, in accordance with the guidance notes available on our website detailed below (click on National List).

I require 1 electronic or 3 paper copies of a revised location plan showing a red edge to include both plot 3 and the site access. A blue edge should be drawn around any other land owned by the applicant, in accordance with the guidance notes available on our website detailed below (click on National List).

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 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 16th February 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42_2



Siobhan Honney-Bayes

From: Andrew Hinton [REDACTED]
Sent: 27 January 2011 17:57
To: Siobhan Honney-Bayes; Planning
Subject: FAO Mrs Honey-Bayes - Proposed Residential Development - 14 Ivydale Road, Bognor Regis, West Sussex - BR/27/11 - APPLICATION FOR PLOT 3
Attachments: 14 Ivydale Road (PLOT 3) Jan 11.doc; ATT262335.htm; CHECKLIST (Full Planning) .doc; ATT262336.htm; Location & Site Plan v2009.pdf; ATT262337.htm; 002 Layout Plan v2009.pdf; ATT262338.htm; Roof Plan v2009.pdf; ATT262339.htm

Dear Mrs Honey-Bayes

Re - Proposed Residential Development - 14 Ivydale Road, Bognor Regis, West Sussex **BR/27/11** - APPLICATION FOR PLOT 3

Following our telephone conversation this afternoon and in response to your queries, please find attached the following documents -

1. Design & Access Statement (specifically for PLOT 3).
2. Location Plan (site edged in Red, other land edged in Blue) & Site Plan (site edged in Red, other land edged in Blue).
3. Proposed Layout Plan (site edged in Red, other land edged in Blue).
4. Roof Plan at 1: 50 scale.
5. FULL PLANS Checklist.

We have spoken to the Environment Agency regarding the site and Flood Risk. 'Planning Liaison Technical Specialist' Hannah Mears (01903) 703 975 confirms the site is actually ZONE 1 - NO RISK OF FLOODING. We have been advised that as such, no further Flood Risk info is usually required by a local authority to be submitted. The EA do not actually produce a ZONE 1 form for applications (householder or new dwellings). Please confirm if this is acceptable to the department?

Should you have any queries or wish to discuss please do not hesitate in contacting me.

Thank you for your continued assistance.

I look forward to hearing from you at your convenience.

Kind regards

Andrew Hinton BA (Hons) Architectural Consultant
 Corinthian Architectural Design
 8 Davys Court
 Funtington
 West Sussex
 PO18 9LG

Please note (1) Emails and associated file attachments are strictly confidential and intended exclusively for the addressee only. (2) If received in error please delete accordingly, notifying the sender. (3) No legal reliance may be placed upon emailed correspondence or associated attachments without accompanying written confirmation from Corinthian Architectural Design. (4) Please note emails are not secure and are therefore Corinthian Architectural Design cannot guarantee against interception, manipulation or virus hosting. (5) Corinthian Architectural Design cannot accept liability for any unintentional damage caused by emailed correspondence or associated attachments.





Mr Andrew Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

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
website: www.arun.gov.uk/planning
Our Ref: BR/27/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Hinton

27th January 2011

The Town and Country Planning Act 1990 (as amended)

**Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)
14 Ivydale Road Bognor Regis**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised block/site plan showing a red edge around the application site (plot 3) only and a blue edge around any other land owned by the applicant. X

I require 1 electronic or 3 paper copies of a revised location plan showing a red edge around the application site (plot 3) only and a blue edge around any other land owned by the applicant. X

Please provide a revised design and access statement relating to plot 3. ✓

This application requires a revised Flood Risk Assessment (the assessment provided is headed 'Householder and other minor extensions in Flood Zone 2 & 3'. This application is a Full planning application). Please refer to the guidance notes available on our website detailed below (click on Local List) ✓

Please submit 1 electronic or 3 paper copies of a proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List). ✓

Please complete the Full application validation checklist (attached) ✓ all boxes must be completed even if not applicable.

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 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 10th February 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

---pmac42_2

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



Mr Andrew Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

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
website: www.arun.gov.uk/planning
Our Ref: BR/27/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Hinton

25th January 2011

The Town and Country Planning Act 1990 (as amended)

**Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)
14 Ivydale Road Bognor Regis**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised block/site plan showing a red edge around the application site (plots 2 & 3) only and a blue edge around any other land owned by the applicant, in accordance with the guidance notes available on our website detailed below (click on National List).

I require 1 electronic or 3 paper copies of a revised location plan showing a red edge around the application site (plots 2 & 3) only and a blue edge around any other land owned by the applicant, in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide a design and access statement in accordance with the guidance notes available on our website detailed below (click on National List).

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

Please submit 1 electronic or 3 paper copies of a proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List).

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Full Application Forms - Full application - and click on Checklist)

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 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 8th February 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely

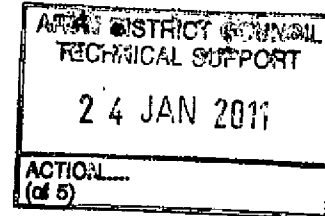


Karl Roberts
Assistant Director Planning Services &
Housing Strategy

CORINTHIAN ARCHITECTURAL DESIGN

8 Davys Court, Funtington, West Sussex. PO18 9LG

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



21 January 2011

Dear Sir/ Madam

Re - Land Adjacent to: 14 Ivydale Road, Bognor Regis, West Sussex

Please find enclosed information to accompany (planning portal application PP-01355133. The information comprises of the following (3 copies) -

Fee of £335

Drawing no 001 Floor Plans at 1: 50 scale & Elevations at 1: 100 scale

Drawing no 002 Site Layout at 1: 200 scale

Location Plan at 1: 1250 scale & Site Plan at 1: 500 scale

An FRA, application checklist and design & access statement will be emailed direct to the department shortly.

Should any aspects of the scheme require attention or revision please contact us prior to recommendation to allow us the opportunity of amendment/ withdrawal.

Should you have any queries please do not hesitate in contacting me.

I look forward to hearing from you at your convenience.

Yours sincerely

A black rectangular box redacting the signature of Andrew Hinton.

Andrew Hinton BA (Hons). Architectural Consultant
Corinthian Architectural Design



ARUN DISTRICT COUNCIL

BR/27/11/

ARUN DISTRICT COUNCIL

BR/27/11/

ARUN DISTRICT COUNCIL

BR/27/11/

ARUN DISTRICT COUNCIL

BR/27/11/

ARUN DISTRICT COUNCIL

BR/27/11/

ARUN DISTRICT COUNCIL



Mr Andrew Hinton
Corinthian Architectural Design
8 Davys Court
Funtington
Chichester
PO18 9LG

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
website: www.arun.gov.uk/planning
Our Ref: BR/27/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Hinton

24th January 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)
14 Ivydale Road Bognor Regis

Thank you for your recent application which I received on 21st January 2011. It is being dealt with by Mrs S Honney-Bayes 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 :-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £335 and would be grateful if you would forward this amount to me as soon as possible.

I require 1 electronic or 3 paper copies of a block/site plan in accordance with the guidance notes available on our website detailed below (click on National List).

I require 1 electronic or 3 paper copies of a location plan in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of existing and proposed floor plans at a scale of 1:50 or 1:100 in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of existing and proposed elevations in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide a design and access statement in accordance with the guidance notes available on our website detailed below (click on National List).

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

Please submit 1 electronic or 3 paper copies of existing and proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List).

Please complete the validation checklist - all boxes must be completed even if not applicable. The checklist and guidance notes are available on our website detailed below (Full Application Forms - Full application - and click on Checklist)

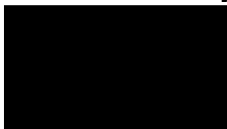
pmac42

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 7th 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

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

WSCC Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSCC 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/ NMP	
Landscapes	LDS	
Agriculturalist	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, LVS, 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		
Anything with a wind turbine consult NATS (use code WFC)		

