

Susan Leeson

From: Bryan Butcher [REDACTED]
Sent: 31 May 2013 12:51
To: Susan Leeson
Subject: Re: BR/42/13

Yes it's last use was as a restaurant

Sent from my iPhone

On 31 May 2013, at 12:47, "Susan Leeson" <Susan.Leeson@arun.gov.uk> wrote:

Dear Mr Butcher

The description refers to a retail unit, as the last known use was a restaurant, please can you clarify this or agree that we amend the description.

Regards

Susan Leeson

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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Susan Leeson

From: Susan Leeson
Sent: 31 May 2013 12:47
To: [REDACTED]
Subject: BR/42/13

Dear Mr Butcher

The description refers to a retail unit, as the last known use was a restaurant, please can you clarify this or agree that we amend the description.

Regards

Susan Leeson



Susan Leeson

From: Anthony Everitt
Sent: 20 May 2013 08:02
To: Susan Leeson; Daniel Vick
Subject: Re: Proposed conversion of Smugglers restaurant

Thanks. I bumped into Martin doing a reccy last week. This is something we would be very concerned about. Will look and comment accordingly

----- Original Message -----

From: Susan Leeson
Sent: Monday, May 20, 2013 07:54 AM
To: Anthony Everitt; Daniel Vick
Subject: RE: Proposed conversion of Smugglers restaurant

Anthony

I tried to send you a consultation last week, but our computer system was playing up. I will resend today.

Regards

Susan

-----Original Message-----

From: Anthony Everitt
Sent: 16 May 2013 09:13
To: Susan Leeson; Daniel Vick
Subject: FW: Proposed conversion of Smugglers restaurant

Do you know anything about this, have I missed an application or forgotten about it?

Ant

Anthony Everitt | Senior Economic Development Officer, Economic and Cultural Development, Arun District Council
| Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37846 | External: +44 (0) 1903 737846 | E-mail: anthony.everitt@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: spcloud@btinternet.com [<mailto:spcloud@btinternet.com>]
Sent: 15 May 2013 18:59
To: Anthony Everitt
Subject: Proposed conversion of Smugglers restaurant

Hi Ant,

Do you know what's happening about the proposed conversion on what used to be Goughs art shop ? How can a conservation area with such potential be changed into accommodation ? This needs to be the art quarter ! Any help in this area would be much appreciated, Su Sent using BlackBerry® from Orange





Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

BRTC

Your Ref: OWQC234
Our Ref: BR/42/13/
Please ask for:
Mrs S Leeson

21st May 2013

Dear Sir/Madam

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

Conversion of retail unit to form 4No. cottages and conversion of vacant workshop to form bedsit accommodation.

71 & 71A High Street Bognor Regis

Thank you for your internet comments made on 21st May 2013 which has been recorded as 'no objection' with the comments as follows:

NO OBJECTION but concerns were raised over the possible loss of another retail premises in a characteristic area of the Town.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

SAZ
Amanda Scholes

HIGHWAYS

From: Nicola Spencer on behalf of Planning.Responses
Sent: 13 May 2013 09:35
To: Planning Scanning; Amanda Scholes
Subject: FW: Fw: Planning Consultation on: BR/42/13/

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: J. [REDACTED] On Behalf Of
planning [REDACTED]

Sent: 10 May 2013 15:55

To: Planning.Responses

Subject: Re: Fw: Planning Consultation on: BR/42/13/

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 09/05/2013

FROM: Jamie Brown **TO:** Arun District Council
FAO: Susan Leeson

SUBJECT: BR/42/13-Conversion of retail unit to form 4 x cottages and conversion of vacant workshop to form bedsit accommodation.

71, High Street, Bognor Regis, West Sussex, PO21 1RZ

CONSULTATION DATE: 17/04/2013

RECOMMENDATION:

Advice	X	Modification	More Information
Objection		No Objection	Refusal

S106 contribution: £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

No parking is proposed for the application, therefore the property could result in a greater demand for

parking in this location, however it is not expected that this intensification would give rise to a highway safety issue.

The new cottages are situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the existing office use, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

If the LPA are minded to approve this application a condition securing cycle parking should be included.

Jamie Brown
Strategic Planning

Katie Kurek/SU/WSCC

24/04/2013 14:45

To CCD Planning Consultations/WSCC@WSCC
cc
Subject Fw: Planning Consultation on: BR/42/13/


planningresponses@arun.gov.uk

23/04/2013 09:01

To 
cc
Subject Planning Consultation on: BR/42/13/

To: **WSCC(ROW/Strategic/Highways/Archaeology/Ecology)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Articles 16 & 18 Consultation before the grant of permission**

Planning Permission

APPLICATION NO: BR/42/13/

Registered: 17th April 2013

Site Address: 71 High Street Bognor Regis PO21 1RZ

Grid Reference: 493481 98932

**Description of Works: Conversion of retail unit to form 4No. cottages and conversion
of vacant workshop to form bedsit accomodation.**

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by [replying to this email](#)
by 23-MAY-13.**

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

**Please be aware that any comments you may make will be available on our website so
please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs S Leeson who can be contacted on telephone number 01903 737769.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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BR/42/13

m92061

BARCLAYS **PREMIER BANKING**
BOGNOR REGIS BRANCH

Pay ARUN COUNCIL	Only
Two hundred pounds	
14/12/2012	
Cheque No.	Sort Code
	Account No.

Date **1/3/13**

£200- 00

MR B A & MRS V A BROOKS



D+B DEVELOPMENTS
17, SHORECROFT
ALDWICK PLACE
BOGNOR REGIS
PO214AS

Dear Sirs, or Madam

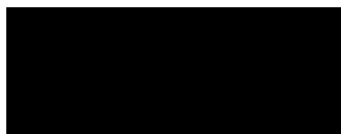
Please find cheque for £200,
which should have been with our
106 Agreement ref- BRYAN BUTCHER
(71 HIGH ST
NORFOLK ST)
BOGNOR REGIS Planning Application
recently submitted, many thanks





Brian Butcher is
combining both applications.

He is going to send in revised forms
∴ One set of plans will need to
be re-linked.



Sent to Delwyn
Jones.

office building
array of
foreground
island beds
the central
the far left
ornamenta
provides g
Roundston
truncated b

- **Site Appr**

the south
northeast
left and far
plant in th
mounding
taken. Thi
photograph
A280 bypa

- **Site Appr**

glasshouse
east. The
view to the
and south
hedgerow
above the
surroundin

Julie Grieves

From: Julie Grieves
Sent: 28 February 2013 08:37
To: bryan.butcher@btinternet.com
Subject: RE: BR/42/13 - 71, High Street, Bognor Regis.

Thanks for the plans Bryan, could you possibly amend them though to clearly show the position of each works

Thanks

Julie

From: Carolyn Nysingh **On Behalf Of** Planning
Sent: 26 February 2013 10:41
To: Julie Grieves
Subject: FW: BR/42/13 - 71, High Street, Bognor Regis.

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: bryan.butcher@btopenworld.com [<mailto:bryan.butcher@btopenworld.com>]
Sent: 26 February 2013 09:58
To: Planning
Subject: BR/42/13 - 71, High Street, Bognor Regis.

I am pleased to attach amended red edged location [1:1250] and block [1:500] plans as required.



Julie Grieves

From: Julie Grieves
Sent: 25 February 2013 16:23
To: [REDACTED]
Subject: BR/42/12 & BR/43/12

Afternoon Bryan,

Just following on from our telephone conversation, would you be able to send a revised Design & Access Statement too. I will probably use BR/42/12 as the reference number for the combined application and discard BR/43/12.

New forms will also be required.

Many thanks

Julie

Julie Grieves - (Working days Monday, Thursday & Friday)
| Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun
Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37448 | External: +44 (0) 1903 737711 | E-mail: julie.grieves@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.





Mr B Butcher
Rainbow Cottage
Nyetimber Lane
Aldwick
West Sussex
PO21 3JX

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: **BR/42/13/**
Your Ref:

Please ask for:
Mrs J Grieves
01903 737711 x 37448

Dear Mr Butcher

25th February 2013

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission

Development Conversion of vacant workshop to form bedsit accomodation.

Location 71 High Street Bognor Regis

Thank you for your recent application which I received on 19th February 2013. It is being dealt with by Mrs J Grieves 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 :-

Please submit 1 electronic or 3 paper copies of an Affordable Housing Statement in accordance with the guidance notes available on our website detailed below (click on Local List)

As your proposal is for the creation of between 1-6 housing units you are required to provide a signed unilateral undertaking legal agreement as part of your planning application submission together with the appropriate legal fee. The purpose of this agreement is to secure the required affordable housing financial contribution.

Full details of the affordable housing policy and in particular the requirements relating to schemes of 1-6 housing units can be found on the Council's website at the following link:

<http://www.arun.gov.uk/main.cfm?type=AFFORDABLEHOUSINGP>

Please provide the above by **26th April 2013**. 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.

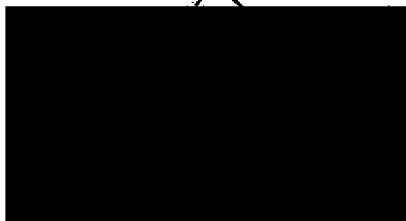
For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

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.

If this letter has crossed with you providing the information, please ignore it.

pincag1

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
Listed Building Design	WSD + CO	✓ 22/4
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
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	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade I or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
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	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
National Planning Casework Unit	MFF	
Ministry of Defence Safeguarding - choose from either: general planning applications MO1 , for Wind Turbines MOD , or for Offshore developments MO2		
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council/South Downs National Park)	WOR/CHI/HOR/ NMP/NP	
Landscapes	LDS	
Aborculturist	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	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Windturbine Developments - Directorate of Airspace Policy - CAA Ministry of Defence Safeguarding MOD Ofcom - OFC , NERL Safeguarding-NATS-CTC - WFC		
TSU WILL ALWAYS DO:		
Relevant Parish Council ✓ 22/4		
CAAC - any app falling within a Conservation Area (enter group code CAA)		✓ 22/4
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Ian Brewster - any tree applications (HOR)		
Environment Agency - if development in a flood plain (EA)		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Southern Gas Networks GBO (Check Utility Maps - applies in Shripney and Crossbush)		



Julie Grieves

From: Carolyn Nysingh on behalf of Planning
Sent: 26 February 2013 10:38
To: Julie Grieves
Subject: FW: Re: BR/42/12 & BR/43/12

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: bryan.butcher@btopenworld.com [mailto:bryan.butcher@btopenworld.com]
Sent: 25 February 2013 20:00
To: Planning
Subject: Fw: Re: BR/42/12 & BR/43/12

As requested by Julie Grieves.

--- On Mon, 25/2/13, bryan.butcher@btopenworld.com <bryan.butcher@btopenworld.com> wrote:

From: [REDACTED]
Subject: Re: BR/42/12 & BR/43/12
To: "Julie Grieves" <Julie.Grieves@arun.gov.uk>
Date: Monday, 25 February, 2013, 19:32

DESIGN, PLANNING AND ACCESS STATEMENT FOR THE CONVERSION OF RETAIL UNIT TO FORM FOUR COTTAGES AND THE CONVERSION OF WORKSHOP TO FORM BEDSIT ACCOMODATION AT REAR of 71, HIGH STREET, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application for the conversion of a vacant retail unit to form four One Bedroom Cottages and the conversion of a vacant workshop to form accommodation on behalf of Mr. B. Brooks and Mr. D. Brooks.

The application site lies to the western end of Bognor Regis High Street and close to Bognor Regis Promenade.

The site is just within Bognor Regis Town Shopping Centre with Public car parking available in The Queensway and Belmont Street both within a short walking distance.

Although the postal address of the property is 71, High Street the site lies primarily in Norfolk Street a small road linking the High Street to Bognor Regis Seafront.

The site is adjacent to other recent domestic development at Waterloo Court.

The site was originally constructed as four cottages and has undergone many changes of ownership through the years but more recently as Gough Bros Art Studios and recently the Smugglers Paradise-Bar and Restaurant until its closure.

Due to the out of town shopping facilities that are prolific across the country and the increase of internet shopping Town Centres have become a politically sensitive concern as more and more retail outlets and shopping chains have closed and been left empty for long periods.

Due to its position just off the main shopping area and being adjacent to other domestic development such as Waterloo Court this conversion is an opportunity improve the local community by losing the unsightly image of empty boarded up units.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

Amount:-

The existing floor area of the retail unit is 127 sq. metres with no additional floor area being added.

The existing floor area of the workshop is 35 sq. metres with no additional floor area to be added.

Layout:-

Each Cottage is to be directly accessed from Norfolk Street to a small hall leading to a lounge/kitchen and disabled cloakroom. A staircase rises from the hall to provide access to one bedroom with en-suite bathroom.

To be accessed directly from Norfolk Street into the bedsit area with kitchen area and disabled bathroom to the rear.

Landscaping:-

Refuse and Re-cycling bins are to be provided within the central yard between the cottages and the existing workshop.

Appearance:-

Each Cottage is presented with an 1800mm wide Georgian bow window at ground floor level and a front Georgian entrance door with small canopy storm canopy roof with a Georgian sash window at 1st floor level all within smooth render and colourwash walls under an existing tiled roof.

The Workshop is presented with a Georgian window and entrance door within the existing rendered and colourwash walls below a tiled roof.

Vehicular Access:-

None.

Conclusion:-

The conversion of the vacant retail unit and workshop will aid the enhancement of the immediate area forming a permanent regenerated area that has also recently had approval for residential development.

Climate Change Statement:-

Water Efficiency:-

The new mains water connection to each dwelling will include a water meter as a statutory requirement by Portsmouth Water.

The bathroom will be fitted with low dual flush toilets and flow regulated spray taps to all basins with flow regulated showerheads to all showers.

Water efficient washing machine to be installed within the kitchen.

Sustainable Construction:-

It is intended through the advice of the company 'Therm Energy' to increase the standard walls, floors and roof insulation above the minimum requirement for Building Regulations in providing a SAP Rating and Environment Impact Rating of the dwelling all in accordance with Approved Document L1B (2006).

All new window and doors will be fitted with argon gas filled double glazed with an inner pane of Pilkington Kappafloat reflective glass and an outer pane of Pilkington Optiwhite low-E glass.

Low energy bulbs and light fittings will be used throughout and an Air Tightness Test will be carried out as part of L1B.

All materials will be locally sourced with all timber carrying a FSC16 certificate.

A detailed waste management scheme is to be put in practice during construction to ensure the recycling of all building waste.

A separate storage recycling area is to be provided in the yard.

--- On Mon, 25/2/13, Julie Grieves <Julie.Grieves@arun.gov.uk> wrote:

From: Julie Grieves <Julie.Grieves@arun.gov.uk>

Subject: BR/42/12 & BR/43/12

To: bryan.butcher@arun.gov.uk

Date: Monday, 25 February, 2013, 16:23

Afternoon Bryan,

Just following on from our telephone conversation, would you be able to send a revised Design & Access Statement too. I will probably use BR/42/12 as the reference number for the combined application and discard BR/43/12.

New forms will also be required.

Many thanks

Julie

Julie Grieves - (Working days Monday, Thursday & Friday)

| Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37448 | External: +44 (0) 1903 737711 | E-mail: julie.grieves@arun.gov.uk

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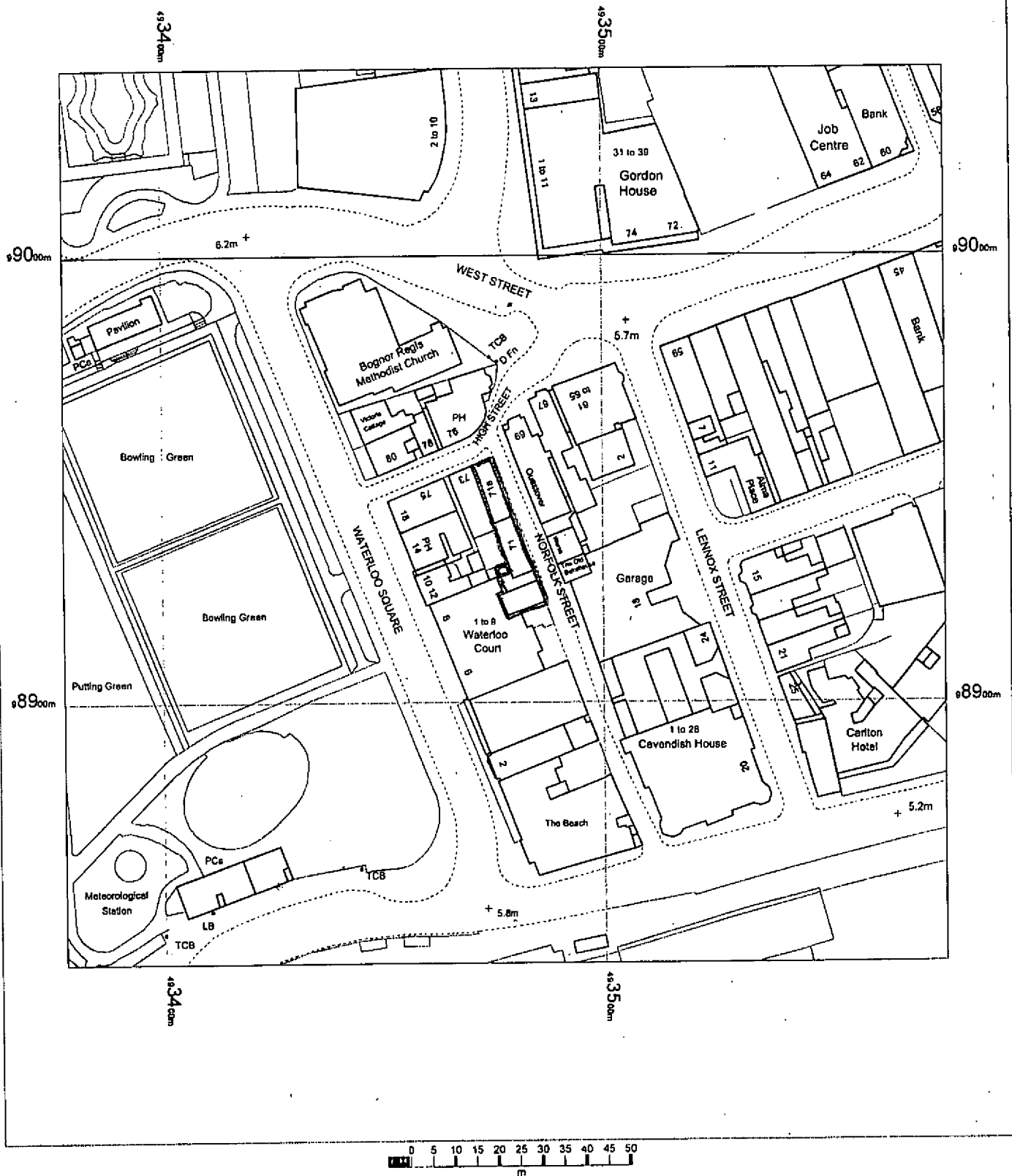
<http://www.arun.gov.uk>

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O.S. MASTERMAP - 1:1250 SCALE



71 HIGH STREET
BOGNOR REGIS
PO21 1RZ

OS Mastermap
13 February 2013, ID: CM-00207629
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 493478 E, 98941 N

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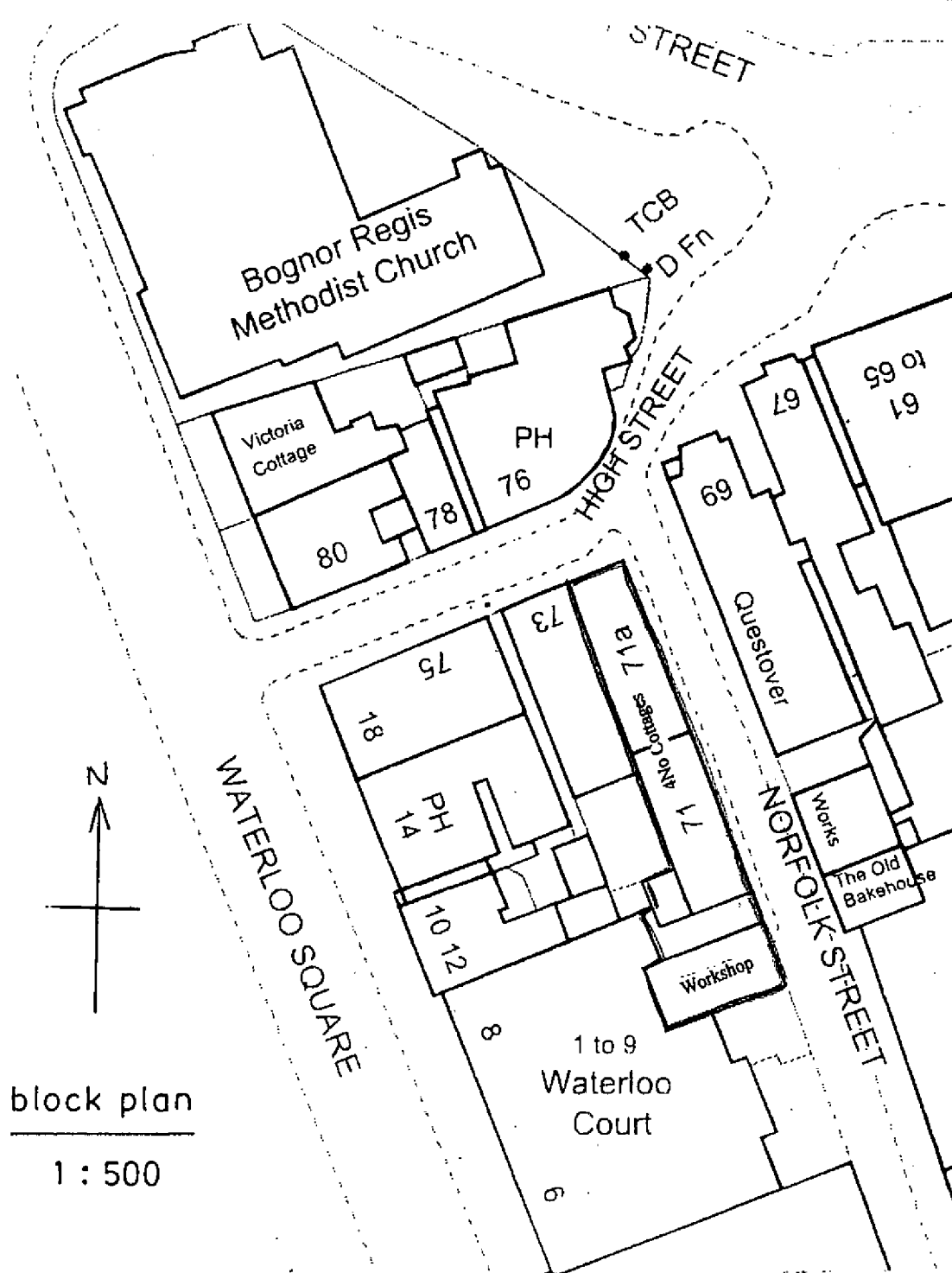


The Map Shop
Upton upon Severn
www.themapshop.co.uk

TEL: 01684 593146
FAX: 01684 594559
themapshop@btinternet.co.uk







block plan

1 : 500

