



Recommendation Report

Application No.

BR/78/13

Committee

☐

: Date

Delegated

☒

Recommend Permission

☒

Recommend Refusal

☐

	Date	Signature
Prepared by Case Officer	6.6.1	
Agreed by Team Leader	6.6.1	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

See minor amendments
no need to re-print
re-pom.



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

Your Ref: OWQC240
Our Ref: BR/78/13/
Please ask for:
Mrs J Chapman

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)

Replace existing conservatory with single storey living room extension, replace existing porch with new & new ramp access
Jericho 188 Hawthorn Road 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

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

SITE VISIT DETAILS

1714

SN - Port in
flat plan.

ADDRESS: 188 Hawthorn Rd

TOPOGRAPHY: Flat

TREES:

BOUNDARY TREATMENT:

Front - none. 0.5 m hedge - side.
1.8 m fence - side. 1.8 m fence - rear.

SITE CHARACTERISTICS:

Storeys: 1/2/3

Semi-/Detached/Terraced

Walls: brick pbbledash

Roof: Pitch, gable, tiled

Other: flat roof side ext.

CHARACTER OF LOCALITY:

Residential/Rural

Main Road/Residential Road/Cul-de-sac

Style of Dwellings: Flats / 2 story dwellings - various character.

Size of Plots:

Neighbouring windows:

Other: Rec. gd opposite

Visual impact - limited. Subsumed

No harm neighbour

Ramp may require pp to create level entry threshold.

Rear consistency - demolded - extend S/S during
pitch rock rear extension across.

Subsequent. No neighbor impact.



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Ms G Frost
Town Hall
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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

Your Ref: OWQC173
Our Ref: BR/78/13/
Please ask for:
Mrs J Chapman

10th May 2013

Dear Sir/Madam

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

Replace existing conservatory with single storey living room extension, replace existing porch with new & new ramp access
Jericho 188 Hawthorn Road Bognor Regis

Thank you for your internet comments made on 8th May 2013 which has been recorded as 'no objection' with the comments as follows:

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Yours faithfully

Charlotte Burrows

From: Sue Bowley on behalf of Planning
Sent: 02 May 2013 16:19
To: Charlotte Burrows
Subject: FW: 13.734 - Re: Replace existing conservatory with single storey living room extension and replace existing porch with new - Jericho, 188 Hawthorn Road, Bognor Regis PO21 2UX
Attachments: 13.734_11.pdf; 13.734_12.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Sue Bowley | PA to Assistant Director, Planning & Economic Regeneration, Head of Legal & Administration & Head of Neighbourhoods,
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk

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



Save the environment - think before you print.

From: [REDACTED]
Sent: 02 May 2013 14:54
To: Planning
Co: [REDACTED]
Subject: 13.734 - Re: Replace existing conservatory with single storey living room extension and replace existing porch with new - Jericho, 188 Hawthorn Road, Bognor Regis PO21 2UX

Bennie Pieters
81a The Fairway
Bognor Regis
West Sussex
PO21 4EX

* confirmed plans
with Dan.
Re-allocate to
Janice.
Re-ad due to
amended plans.

Ref: BP/PM/13:734

2 May 2013

By email:
For the attention of Ms Charlotte Burrows
Planning Department
Arun District council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Ms Burrows

Re: Replace existing conservatory with single storey living room extension and replace existing porch with new - Jericho, 188 Hawthorn Road, Bognor Regis PO21 2UX
Planning Reference No. BR/78/13

Further to your call of 30 April 2013 requesting details of the entrance ramps and rear patio, we now attach copies of our drawings numbers 13.734/11 and 12.

We trust these answer the queries you raised but should you require any further information then please let us know.

Yours sincerely

Bennie Pieters

Enc.

c.c. L'Arche (Mr Hugh Campkin)

Charlotte Burrows

From: Daun Johnson on behalf of Planning.Responses
Sent: 02 April 2013 14:51
To: Charlotte Burrows
Subject: FW: Further Information required to validate application BR/78/13/ - [Your ref: [application/reference/agent_ref]
Attachments: 2013-03-27 ADC pl app(2).docx; Drawings 13 734 - 3B 4C 6A and 8B.pdf; Dwg No 13 734 09 - Location Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Daun Johnson | Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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



Save the environment - think before you print.

From: [REDACTED]
Sent: 02 April 2013 13:47
To: Planning.Responses
Cc: L'Arche; studio5architects
Subject: RE: Further Information required to validate application BR/78/13/ - [Your ref: [application/reference/agent_ref]

Att Miss C. Burrows

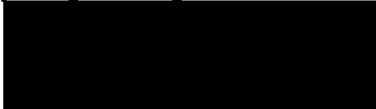
From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 25 March 2013 15:01
To: [REDACTED]
Subject: Further Information required to validate application BR/78/13/ - [Your ref: [application/reference/agent_ref]

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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Mr Bennie Pieters Architect
81a The Fairway, Bognor Regis, West. Sussex PO21 4EX



Arun District Council
Planning Department
Att Miss Burrows
Civic Centre
Maltravers Road
Littlehampton BN17 5LF

27 March 2013

Dear Sirs

**Re: Proposed alterations and extensions to 188 Hawthorn Road,
Bognor Regis, PO21 2UX
Ref. BR/78/13/**

Further to your letter dated 25 March 2013, we now attach the following substitute drawings. No 13.734/03B, 04C, 06A, 08B and additional drawing No 13.734/09.

We hope that you find the enclosed in order, but should you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully

Bennie Pieters

Enc.

c.c. L'Arche (Mr Hugh Campkin - Community Leader)

Mr Bennie Pieters Architect
81a The Fairway, Bognor Regis, West. Sussex PO21 4EX



Arun District Council
Planning Department
Att Miss Burrows
Civic Centre
Maltravers Road
Littlehampton BN17 5LF

27 March 2013

Dear Sirs

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Ref. BR/78/13/**

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Yours faithfully

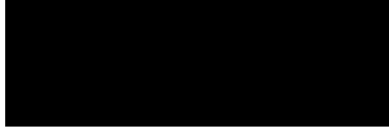
Bennie Pieters

Enc.

c.c. L'Arche (Mr Hugh Campkin - Community Leader)

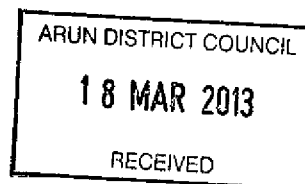
WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
Listed Building Design	WSD + CO	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants 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 1 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	
Arboriculturist	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	✓	8/4/13
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, 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)		

Mr Bennie Pieters Architect
81a The Fairway, Bognor Regis, West Sussex PO21 4EX



Arun District Council
Planning Department
Civic Centre
Maltravers Road
Littlehampton BN17 5LF

15 March 2013



Dear Sirs

**Re: Proposed alterations and extensions to 188 Hawthorn Road,
Bognor Regis, PO21 2UX**

In accordance with my client's instruction, we hereby apply for planning permission in respect of the above.

Please find enclosed the under listed documents and drawings for your consideration:

1. 4 copies of application form and Certificate A duly completed.
2. 4 copies of each of the drawings No 13.734/02A, 03A, 04B, 06, 07 and 08A
3. 4 copies of Design and Access Statement.

Please find attached cheque in the sum of £195 to cover the planning application fee. We would be grateful for your receipt.

We hope that you find the enclosed in order, but should you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully

Bennie Pieters



Enc.

c.c. L'Arche (Mr Hugh Campkin - Community Leader)