

Our Ref: TFN/emn/19/19

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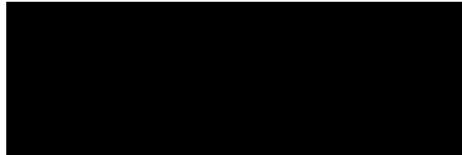
Date: 31 March 2020


Tim North
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Chartered Town Planning
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The Arun Civic Centre
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Dear Sir

I have pleasure in enclosing on behalf of my clients, Gatwick Bedsits, completed forms and requisite fee, as they relate to an application seeking full planning permission for the demolition of a conservatory and store and the construction of a single storey rear extension along with minor external alterations to the side elevations and the insertion of four roof lights on the rear elevation, comprising part of a change of use from a Class C2 32-bed nursing home to a sui generis 38-bedsit House in Multiple Occupation comprising 24 x single person and 14 x two-person bedsits along with separate shower rooms and wcs, on land known as Aldwick House (formerly the Nyewood Centre), 41-45 Nyewood Lane, Bognor Regis, West Sussex PO21 2SJ.

The statutory planning fee in respect of the proposed development falls within Schedule 1 Part 1 paragraph 14 of the Town & Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 in that the proposed development falls within more than one of the categories set out with Schedule 1 Part 2 of the same Regulations.

Schedule 1 Part 1 paragraph 14 states that in calculating the application fee, (a) an amount shall be calculated in accordance with each such category; and (b) the highest amount so calculated shall be the fee payable in respect of the application or deemed application.

The proposed development comprises operational development consisting of the construction of a new single storey rear extension along with 2 x 20 space Amazon Eco 2-Tier cycle shelters amounting to 42.68 sq.m. gross external floorspace, (1 Operations (2)), along with a material change of use of an existing building into a sui generis 38 bedsit HMO falling within Category 13 of the same 2012 Regulations.

It follows that in these circumstances it is the highest fee calculated where the gross floor space exceeds 40 sq.m but does not exceed 75 sq.m associated with the operational development which amounts to £462, which is the same as the material change of use fee of £462. Therefore the planning fee is £462.



The following drawings and documents form part of the application particulars:-

- A. A Planning Statement prepared by Tim North & Associates Ltd which also contains details of the single storey rear extension and the proposed 2 x 20 space Amazon Eco two tier cycle shelters which is required to be read in conjunction with Drawing Nos. PL-01 and PL-05.
- B. A Transport Statement prepared by PFA Consulting Ltd.
- C. A Travel Plan prepared by PFA Consulting Ltd.
- D. Drawing No. PL-01 Scale 1:100 and 1:200 @ A1 - Site Plan and Tree Schedule prepared by concept studio mk ltd.
- E. Drawing No PL-02 Scale 1:100 @ A1 - Existing Elevations prepared by concept studio mk ltd
- F. Drawing No. PL-03 Scale 1:100 @ A1 – Existing Ground First and Second Floor Layout Plans prepared by concept studio mk ltd
- G. Drawing No. PL-04 Scale 1:100 @ A1 – Proposed Elevations prepared by concept studio mk ltd. Please note all interventions are show in red type.
- H. Drawing No. PL-05 Scale 1:100 @ A1 – Proposed Ground First and Second Floor Bedsit Layout Plans prepared by concept studio mk ltd. Please note all interventions are show in red type.
- I. Drawing No. PL-06 Scale 1:1250 & 1:500 @ A3 Location Plan and Block Plan prepared by concept studio mk ltd.

A completed CIL Form 1 Additional Information also forms part of the application particulars.

I trust you will look favourably upon this application. Meanwhile should you require any further information, please do not hesitate to contact me.

Yours faithfully

T.F. North

Cc: Gatwick Bedsits Ltd