



Julie Grieves - | Community Infrastructure Levy Officer (CIL), Planning Department, Directorate of Place, Arun District Council |

(Working days Monday, Tuesday & Wednesday 9.00am-18.00pm & Thursday & Friday 9.00am-2.45pm)

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From: Julie Grieves

Sent: 19 July 2021 11:18

To: Andrew Callow [REDACTED]

Subject: RE: CM/36/21/CLP - The Barn, Horsemere Green Lane

Dear Mr Callow,

Thank you for your email.

Yes, you are correct, you can apply for Residential Annexe Relief. Once decision has been made, you will need to submit a Form 5 Notice of Chargeable Development along with the Form 8 Residential Annex Relief. However, had you been able to prove 'in use', none of the above would have been necessary as it would not have been CIL Liable.

I look forward to hearing from you, if approved.

Many thanks,
Julie



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From: Andrew Callow [REDACTED]
Sent: 19 July 2021 11:07
To: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: Re: CM/36/21/CLP - The Barn, Horsemere Green Lane

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Good Morning Julie,

We only purchased the property in the last 3 weeks however the building in question is not a new build.

When we viewed the property the building was being used solely for storage and it is not currently suited to any other use - I can provide photos of the area as it currently is.

I have looked through the link that you sent through and it states on the website that a residential annexe would be exempt from a CIL Charge - we have applied for a change of use for this purpose - please see below extract from the website.

Exemptions & Relief

Minor development e.g. an extension to an existing building where the gross internal area of the new build will be less than 100 square metres is exempt from liability to pay a CIL charge. Other types of development may be exempt from the CIL charge. These include

- residential annexes or extensions
- self-build house and
- charitable development
- Social Housing

The building also has an internal area of less than 100 square metres - total area is 87.8m² across the two levels - this is demonstrated on our submitted drawings.

I have also checked the gov.uk website which states that provided the annex is within the curtilage of the main dwelling it is exempt this is displayed by the site plan that was attached to our original application.

What are the criteria for obtaining an exemption for a residential annex or residential extension?

People who extend their own homes or erect residential annexes within the grounds of their own homes are exempt from the levy, provided that they meet the criteria laid down in regulations 42A and 42B (inserted by the 2014 Regulations and amended by the 2019 Regulations):

- the main dwelling must be the person's principal residence, and they must have a material interest in it (as defined in regulation 4(2));
- residential annexes are exempt from the levy if they are built within the curtilage of the principal residence and comprise one new dwelling; and
- residential extensions are exempt from the levy if they enlarge the principal residence and do not comprise an additional dwelling.

There is no requirement for the occupier of the annex to be related to the owner of the main dwelling, or to commit to staying there for a specified period. But letting the residential annex, or selling it separately from the main dwelling, within the 3-year claw-back period which commences from the date of the compliance certificate relating to the residential annex, will result in the exemption being withdrawn.

Residential extensions under 100 square metres, which are not part of a development which creates a new dwelling, are already exempt from the levy under the minor development exemption.

Paragraph: 049 Reference ID: 25-049-20190901

Revision date: 01 09 2019

I hope the above is satisfactory.

If you require any further information please let me know.

Kind Regards
Mark Callow

On Mon, 19 Jul 2021 at 10:15, Julie Grieves <Julie.Grieves@arun.gov.uk> wrote:

Dear Mr Callow,

I hope you are well.

I am emailing you with regards to the above application and CIL. The proposed development is potentially CIL Liable unless you can prove that the building has been in lawful use for a continuous period of 6 months within the last 3 years. Proof that we accept includes can be found in our FAQ on our web page <https://www.arun.gov.uk/cil>.

Please forward this proof accordingly.

Regards

Julie



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