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Save the environment - think before you print.

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 07 December 2020 08:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/46/20/HH

Additional Documents – Confirmation of Site Boundary – 03/12/20

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: James Shears [REDACTED]
Sent: 03 December 2020 21:42
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Re: CM/46/20/HH

Dear Zac

I am assuming the concerns raised were by Mr Tony Ricards (my uncle) who we bought the property from recently. A portion of the garden has been annexed by Mr and Mrs Ricards and a TP1 registered before we completed on the purchase in mid October. When I submitted the planning application documents after completion, I did not have a

drawing showing the newly registered boundary as it had not yet been updated on the Land Registry record. I thought it correct to submit the boundary as shown on the land registry website at the time (which is still how it looks currently).

I assumed that if I simply drew a new red line on the land registry document this might be considered incorrect so submitted what was legally registered. I did not assume this would make any difference to the location of our proposed car port.

By the way - I notice that the complaint I received today from Mr Ricards a short while after your email to me states that we are proposing a 'triple garage and dwelling' which is incorrect as we are only applying for planning for a '3 bay carport with a storage room above - not a dwelling i.e. no one will be habitant the room above, it is simply a storage area in the roof space. I'm not sure if that is relevant and I don't know where he obtained the information but it appears to be incorrect.

I attach to documents derived from the latest land registry MapSearch where I have added to the new boundary in a dotted red line (Mistletoe Farm V2)

Please let me know if you required anything further.

Kind regards

James

MapSearch

☒ Postcode ☐ Title number

BN175QZ



or

Street name only

Town or Locality

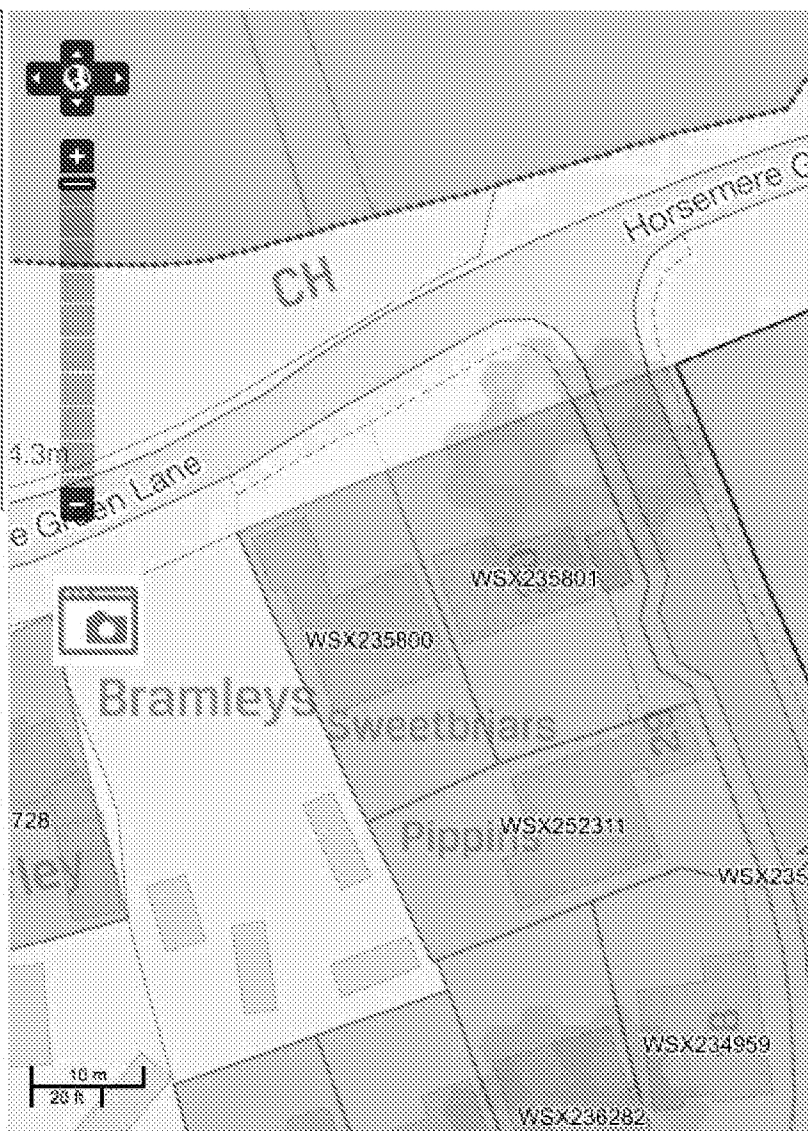
Search

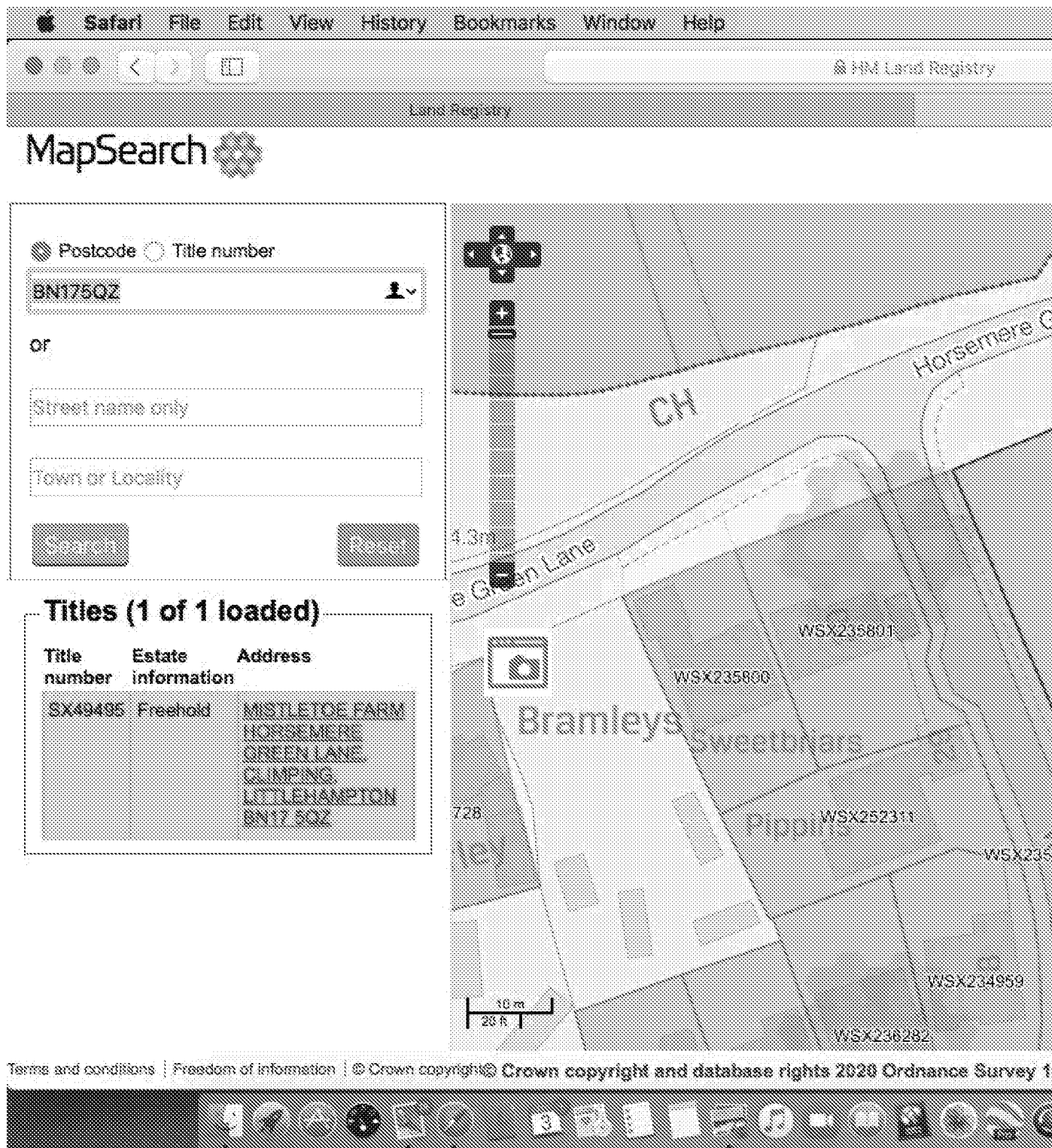
Reset

Titles (1 of 1 loaded)

Title Estate Address
number information

SX49495	Freehold	MISTLETOE FARM HORSEMER GREEN LANE CLIMPING LITTLEHAMPTON BN17 5QZ
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On 3 Dec 2020, at 07:51, Zac Denton <Zac.Denton@arun.gov.uk> wrote:

Dear Mr Shears,

Thank you for your recent application with Arun District Council.

There have been concerns raised relating to the accuracy of the red line of the plan. Are you able to confirm this as correct?

Kind regards,

Zac Denton

Zachariah Denton

Planning Officer

<image010.jpg>

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JW Shears

