

Sandra Edwards

From: Nicola Spencer
Sent: 16 March 2018 08:23
To: Planning Scanning
Subject: FW: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Please upload and index as decision, freetext withdrawn email. Thanks

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

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From: Amanda Scholes **On Behalf Of** Planning.Responses
Sent: 16 March 2018 08:20
To: Nicola Spencer
Subject: FW: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

From: Richard Temple
Sent: 15 March 2018 14:15
To: Planning.Responses
Subject: FW: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Please scan as withdrawal confirmation.

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 15 March 2018 15:33
To: Richard Temple
Cc: [REDACTED]
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Hi Richard

Thank you for your note. I have discussed this with the applicant and request on their behalf that the application be withdrawn.

We will be submitting a planning application for the change of use of the building to a single residential dwelling.

Kind regards,
Peter

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 15 March 2018 13:09
To: Peter Cleveland <[REDACTED]>
Cc: [REDACTED]
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Thanks for the quick reply. Have sent to legal.

I think it is unlikely the explanation below will change the mind of our Legal Team and paragraph 5 does not help the case. If anything it confirms the use of the boat house as an annexe to the main house.

Yes, our evidence is that contained and admitted in Paragraph 5. No sufficient evidence of occupation has been supplied.

The unit is:-

- not registered as a separate unit with the council for council tax,
- the applicants are not on the electoral role from the unit,
- it is not registered with the post office,
- and is not recognised as separate unit by the Council's street naming and numbering team

On discussion with our legal team we are of the opinion that we could defend a refusal at appeal and I agree, the evidence is extremely weak and usually more and better evidence is supplied for applications of this type.

I think for the sake of ease and time for the applicants it would be better to withdraw this application and apply for planning permission.

I note that the floor area is roughly 50m2 internally so the flat meets internal space standards (contained in "Technical housing standards – nationally described space standard") for a 2 person, 1 bedroom unit already and includes external amenity space.

In my informal opinion the boat house would have a good chance at being granted conditional planning consent.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 15 March 2018 11:57
To: Richard Temple
Cc: [REDACTED]
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Hi Richard

I have now discussed with the applicants and set out below some further thoughts, which I would ask that you consider prior to making a decision. I would also be grateful if you could pass on the formal comments from the legal team.

The utility warehouse bills are addressed to Sea Field lodge, however, the application form which has been provided clearly states it is to serve the Boathouse (131A Sea Road).

The electricity bill states Boathouse 1 as there is also a Boathouse 2, which Mr Steel's sister owns and is next door, but a completely separate entity, the electricity bill only relates to 131A.

The MPAN/serial number for the properties electricity is A12LB02231, which relates specifically to the property, therefore providing a separate electricity supply to the property. The request below from the legal team referred to utility bills being suitable evidence and these have been provided. From reviewing the submission it follows the position that the post was diverted to a nearby family property, but clearly bills related to 131A Sea Road / Boathouse 1.

The applicants have stated that they have not paid council tax as they have been unable to register the property with the post office, nor receive an address from the Council's street naming and numbering team. The same applies to electoral role.

In addition, the declarations provided confirm that the property has been occupied for independent residential purposes for a period greater than four years.

In light of the above, and given that officers were previously satisfied, I would be grateful for you to confirm any evidence you have to refute the signed declarations and further why the utility bills and confirmed electricity number is not sufficient to demonstrate a separate electricity supply and ultimately the lawful use of the property.

I look forward to hearing from you.

Kind regards,
Peter

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 15 March 2018 11:35
To: Peter Cleveland <[REDACTED]>
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Hi Pete,

Have you had a view from your client yet?

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Peter Cleveland [REDACTED]
Sent: 12 March 2018 17:20
To: Richard Temple
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Hi Richard

It was subject to legal comment, but previously advised over the phone that officers were happy with it.

Noted on the planning application.

I will come back to you as soon as possible.

Kind regards,
Peter

From: Richard Temple [mailto:Richard.Temple@arun.gov.uk]
Sent: 12 March 2018 17:10
To: Peter Cleveland [REDACTED]
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Hi Pete,

Thanks for the email.

Did we state we would grant approval for this? Please let me know if we did as we shouldn't be doing this unless we have comment from Legal.

Yes of course. On informal conversation with Juan Baeza he indicated we may grant planning permission for a flat in that location. Obviously this is an informal opinion.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Peter Cleveland [REDACTED]
Sent: 12 March 2018 17:05
To: Richard Temple
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Dear Richard

This will be disappointing given the previous position.

Would you allow me to speak with the client and review the file and come back to you later in the week?

Kind regards,
Peter

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 12 March 2018 16:56
To: Peter Cleveland <[REDACTED]>
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Dear Pete,

Yes, sorry for the delay.

Legal weren't satisfied with the additional details submitted. We, also, checked with council tax and the electoral role which had no records of council tax for the unit or the applicants being registered at the unit.

The documents submitted were all addressed to Seafeld Lodge, which indicates the boathouse is not registered with the post office/ royal mail as a separate address. We are not of the opinion that a boathouse would not have a separate electrical supply (they refer to boathouse 1). The utility warehouse bills do not refer to the boathouse or a flat within the boathouse.

As such, we will have to recommend the certificate for refusal. Unless you wish to withdraw and apply for planning permission? Please let me know how you wish to proceed.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Peter Cleveland <[REDACTED]>
Sent: 12 March 2018 16:33
To: Richard Temple
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Dear Richard
Sorry to chase, but have you heard anything back from the legal team yet?
Kind regards,
Peter

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 08 February 2018 16:57
To: Peter Cleveland <[REDACTED]>
Subject: RE: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Dear Peter,

Thank you for the email and attachments.

I have forwarded to Legal.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: Peter Cleveland [REDACTED]
Sent: 08 February 2018 [REDACTED]
To: Richard Temple
Cc: rachael.steel@outlook.com
Subject: FW: EP/142/17/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Dear Richard

I have now had the time to discuss this with the applicant and provide you with a selection of electricity and internet utility bills:

- N Power and Utility Warehouse bill -- May 2016 -- February 2017 (you will note that these documents are sent c/o Seafield Lodge, but confirms that the bill relates to Boathouse, 1, 131 Sea Road)
- A selection of Utility Warehouse bills - 2016 and 2017
- Utility Warehouse Bill - January 2014
- Utility Warehouse Bill - June 2014
- Utility Warehouse Bill - January 2015
- Utility Warehouse Bill - January 2015

I hope that the above now provides sufficient information to allow for a certificate to be issued.

Kind regards,
Peter

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 07 February 2018 14:11
To: Peter Cleveland [REDACTED]
Subject: FW: EP/142/14/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Peter,

Please see below.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Jeremy Cook

Sent: 07 February 2018 13:58

To: Richard Temple

Subject: EP/142/14/CLE - 131a Sea Road, East Preston. BN16 1PD - CLUED

Application EP/142/14/CLE

Legal comments:

Not satisfied on documentary evidence received.

Require additional evidence in form of one or more of the following, which can be shown to apply to this address:

- 1) Council Tax Bill;
- 2) Utility Bills;
- 3) Telephone / internet bill;
- 4) Registration of new address with the Post Office;
- 5) Electoral Registration

If not received then would suggest that refusal is appropriate as the onus to prove Change of Use to a Dwelling House lies with the Applicant.

Regards

Jeremy Cook

Barrister

For Arun District Council

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

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Peter Cleveland
Head of Planning
Henry Adams LLP



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