

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 18 February 2020 09:30

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: 9 South View East Preston BN16 1PX - Planning Application EP/16/20/HH

Representation

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



From: Stephen Milliner [REDACTED]

Sent: 17 February 2020 15:32

To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: Planning <Planning@arun.gov.uk>; Infomanagement <infomanagement@arun.gov.uk>
Subject: 9 South View East Preston BN16 1PX - Planning Application EP/16/20/HH

Dear Mr Denton

9 South View, East Preston BN16 1PX – Application reference EP/16/20HH

I see you have been allocated as the case officer for the planning application at 9 South View, BN16 1PX, reference EP/16/20/HH.

This Email is not to comment about the detail of the application (in favour or objection) but to comment on the process and to point out that there are a number of errors/omissions associated with the application presented to the planning department which does not allow proper scrutiny of the proposals.

The application form lists a number of drawings at section 5 but two of the drawings are not on the planning portal namely 707-01 Existing elevations and 707-03 Plans. Have these drawings been issued to the planning department. If so could they please be uploaded to the planning portal. If not may I suggest you request the drawings from the applicant's agent so they may be uploaded to the portal soonest.

At section 5 of the application form under "proposed materials and finishes" the entry for the roof is simply "tiles". This does not define the material to be used or the finish/colour as there are numerous materials that tiles can be made from and a multitude of colours/finishes. May I suggest that as the planning application is primarily about the change of materials to be used for the roof covering that the detail should be accurate and precise so that I and the general public are able to view the merits of any proposed change. Also if you look at drawing 707.20/02 rev A there are dormer walls indicated and whilst I suspect the intent of the applicant is to follow through the roof finish to the dormer walls with the same material this is not set out either on the drawing or the application form.

The proposed elevations only shows the front structure on the site and does not include the garage associated to the dwelling. This is also not shown on the photographs so I enclose details for your reference. This garage is shown on the block plan. The issue here is does the applicant intend to change the materials to the existing thatched garage roof as well as the main part of the dwelling or is this not included within the planning application. If the garage is intended to be included within the planning application then it should be detailed as such and included on the necessary drawings/images.

At section 4 of the application form the description is incomplete as the proposed elevation shows the removal of the chimney to the west elevation. Also the materials/ finishes to the dormer walls appear to be proposed to be changed as does the finishes to the rear middle structure side walls which at the moment are rendered and I think is proposed to be tiled? I am minded that on any statutory notice the Council issue it should define the complete proposed works and not just the changes proposed to the roof finishes else it could be deemed by the general public as misrepresentation. May I also suggest that it would be prudent for the Council to notify the immediate residents of

Vermont Drive about the planning application as it is prominent from their properties and they may never visit South View.

Section 2 and section 3 combined with section 12 of the application form appears to be falsified. At section 3 there are no agents details submitted but then at section 12 on the ownership details the role of Mr Graham Page is listed as the agent. I see on the planning portal that the planning department have listed the applicant and the agent as one and the same which cannot be true. The drawing submitted with the proposed elevation shows that Mr Graham Page has produced the drawing for a Mr J Lower. I have checked the land registry details and the owner of the property is a Mr Jonathan Lower. As you know under the Town & Country Planning procedures the certificate of ownership is an important legal matter and this needs to be rectified as the statement by Mr Graham Page is false because he is not the applicant/owner. It looks to me as though section 2 of the application form should state the applicant/owners as Mr Jonathan Lower and section 3 should state the agent's details as Graham Page Design Services.

I see that the application form sets out that pre-application advice was provided by the Council and this is now referenced/ cited in the application form so should be available for public consumption. May I ask that you forward me a copy of the pre-application advice reference PAA/58/19 dated 05.07.2019 as set out on the application form as soon as possible and not less than seven days prior to the end of the planning consultation/comment period. Hopefully this will simply be issued but if necessary please accept this Email as a formal Freedom of Information request.

I know the planning department rely heavily on the applicant or their agents to be truthful and submit accurate details so I trust the above comments are of assistance. May I suggest the statutory consultation/comment period should start from the date the application is complete, correct and factual. I look forward to hearing from you on the matters I have raised.

Yours sincerely,

Stephen Milliner

2 South View

East Preston

Littlehampton

BN16 1PX





Title Number : SX62772

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 FEB 2020 at 19:33:10 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number : SX62772

Address of Property : 9 South View, East Preston, Littlehampton (BN16 1PX)

Registered Owner(s) : JONATHAN LOWER of 9 South View, East Preston,
Littlehampton BN16 1PX.

Lender(s) : None



