SITE NOTICES

At the time of the officer's site visit a notice was satisfactorily posted as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE

At the time of the officer's site visit on the 11/1/12 at 14:50 a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
11/1/12	14:50	On tree in front garden.
11/1/12	14:50	On tree at junc. of Sea Lane Gdns + Laburnum Close

[redacted]
.....
Officer's Signature

PETER CLEVELAND

ARUN
DISTRICT COUNCIL

MEMO

FROPLANNING

FROM:
Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: FG/151/11
Dated :24 February 2012

TO: Deeds Store Clerk
For circulation to :-:
Hazel Aldington
Service Delivery and Monitoring Officer
FOR CIRCULATION TO :-
Planning Case Officer ---P Cleveland
Local Land Charges Officer
Planning Admin
Accountancy
Affordable Housing

SITE NAME: Magpies No 52 Sea Lane Ferring
PARTY NAME:
PLANNING OBLIGATION COMPLETION

The above is now completed.

DEEDS STORE CLERK:

The original planning obligation is attached.

Please place the original planning Obligation attached in the Deeds Store. .

Before you do so please make one copy and attach to this memo and forward it to the Service Delivery and Monitoring Officer . The SD&MO will then copy the deed scan into the Ocella records and circulate it to the other addressees of this memo.

SERVICE DELIVERY & MONITORING OFFICER

Please on receipt of this memo and enclosure scan it and make hard copies of it and then circulate to all the above addressees and update Ocella.

PLANNING OFFICER:
Please issue planning permission. A copy of the planning obligation is on the file.

LOCAL LAND CHARGES OFFICER:
Please register this planning obligation as a Local Land Charge. A copy of it is attached.

ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	Time Limit
ADC	
Affordable housing Sum £10345	On start of development

PLANNING ADMIN:

Y

A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

The legal fees received for the preparation of this agreement were £450

Delwyn Jones
Planning Solicitor

Sent: 21/02/2012 3:09 PM
[redacted]: Delwyn.Jones@arun.gov.uk
To: peter.cleveland@arun.gov.uk
Subject: RE: DJ/00000106 - Magpies 52 Sea Lane Ferring West Sussex

Peter ,

Thanks for your e mail dated 21 February.
The fee is in fact £450 and which is already paid and this can be corrected.

Delwyn Jones | Planning Solicitor, Legal Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37737 | External: +44 (0) 1903 737737 | E-mail: Delwyn.Jones@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

Sent: 21 February 2012 09:15
To: Delwyn Jones
Subject: FW: DJ/00000106 - Magpies 52 Sea Lane Ferring West Sussex

Hi Delwyn

The commuted sum is correct, I just have one query, at 6.1 it reads:

ADC acknowledges the receipt from the Owner the sum of £450 £200 to pay its reasonable legal fees.

Which fee should this refer too, £450 or £200. Not sure if this is how it should read?

Regards
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37631 | External: +44 (0) 1903 737631 | E-mail: Peter.Cleveland@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

From: Delwyn Jones [redacted]
Sent: 16 February 2012 15:10
To: Peter Cleveland
Subject: DJ/00000106 - Magpies 52 Sea Lane Ferring West Sussex

Dear Peter,

Attached deed for you to OK.
For your information and for future reference please quote DJ/00000106 when corresponding with this office.
Yours sincerely
Delwyn Jones
Planning Solicitor

Delwyn Jones | Planning Solicitor, Legal Services Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37737 | External: 01903 737737 | E-mail: Delwyn.Jones@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.
http://www.arun.gov.uk
NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or

disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
****

ARUN
DISTRICT COUNCIL

MEMO

FROM:
Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: FG/151/11
Dated :24 February 2012

TO: Deeds Store Clerk
For circulation to :-:
Hazel Aldington
Service Delivery and Monitoring Officer
FOR CIRCULATION TO :-
Planning Case Officer ---P Cleveland
Local Land Charges Officer
Planning Admin
Accountancy
Affordable Housing

SITE NAME: Magpies No 52 Sea Lane Ferring
PARTY NAME:
PLANNING OBLIGATION COMPLETION

The above is now completed.

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ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	Time Limit
ADC	
Affordable housing Sum £10345	On start of development

PLANNING ADMIN:

A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

The legal fees received for the preparation of this agreement were £450

Delwyn Jones
Planning Solicitor

VISIT DETAILS

[redacted]

ADDRESS:

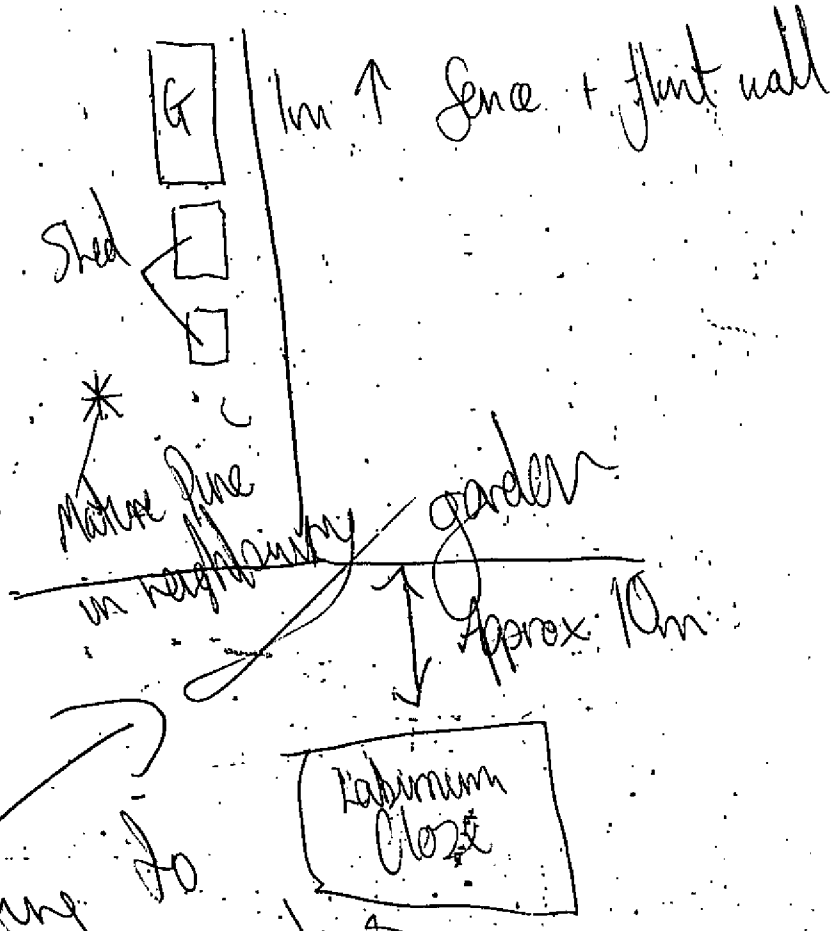
OPOGRAPHY:

EES:

JNDARY TREATMENT: Close proximity to boundaries

CHARACTERISTICS:
s: 1/ 2/ 3

Detached/ Terraced



CTER OF LOCALITY:
al/ Rural

l/ Residential Road/ Cul-de-sac

ellings:

s:

g windows:

[redacted]eter Cleveland

From: Sue Bowley on behalf of Planning
Sent: 09 February 2012 17:24
To: Daniel Vick
Cc: Peter Cleveland
Subject: FW: FG/151/11 Attn. of Peter Cleveland - URGENT

Dan

I have sent a copy of this e-mail to Peter but note he is out of the office until 13th February 2012 so please see below should you need to action.

Kind Regards

Sue Bowley | Planning Support Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: Sue.Bowley@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

jenkins[redacted]
Sent: 09 February 2012 16:25
To: Planning
Subject: FG/151/11 Attn. of Peter Cleveland - URGENT

Dear Peter,

Re. FG/151/11 Council's affordable housing policy.

We have called into Arun Council offices today to look at the case file, being the last day for comments.

We came across a letter dated 18th January regarding the council's affordable housing policy and were horrified to see it was addressed incorrectly. The letter had been sent to 43 Sea Lane, we live at 52 Sea Lane and the letter has not reached us yet!

As soon as we arrived home we phoned Delwyn Jones the council solicitor and explained the situation and he has assured us that he will draw up the necessary documentation asked for in the letter that has gone astray.

We will hand deliver the cheque for £450 made payable to Arun Council, marked for the attention of Delwyn, at the council offices tomorrow morning (Friday).

Kind regards

Barry & Denise Jenkins

[redacted]eter Cleveland

From: Sue Bowley on behalf of Planning
Sent: 09 February 2012 17:21
To: Peter Cleveland
Subject: FW: FG/151/11 Attn. of Peter Cleveland - URGENT

From: denise jenkins [redacted]
Sent: 09 February 2012 16:25
To: Planning
Subject: FG/151/11 Attn. of Peter Cleveland - URGENT

Dear Peter,

Re. FG/151/11 Council's affordable housing policy.

We have called into Arun Council offices today to look at the case file, being the last day for comments.

We came across a letter dated 18th January regarding the council's affordable housing policy and were horrified to see it was addressed incorrectly. The letter had been sent to 43 Sea Lane, we live at 52 Sea Lane and the letter has not reached us yet!

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We will hand deliver the cheque for £450 made payable to Arun Council, marked for the attention of Delwyn, at the council offices tomorrow morning (Friday).

Kind regards

Barry & Denise Jenkins

ARUN DISTRICT COUNCIL 21/02/2012

[redacted]eter Cleveland

From: Carolyn Nysingh on behalf of Planning
Sent: 07 February 2012 09:43
To: Peter Cleveland
Subject: FW: FG/151/11 Attn. of Peter Cleveland
Follow Up Flag: Follow up
Flag Status: Blue

From: denise jenkins [redacted]
Sent: 06 February 2012 16:26
To: Planningecons; Planning
Subject: FG/151/11 Attn. of Peter Cleveland

Dear Peter,

Re: FG/151/11 Magpies, 52 Sea Lane, Ferring, BN12 5EH

We note the response from WSCC Highways raising no objection to the proposals, and understand that you have carried out your site visit.

We would be grateful if you could advise us as to the progress of the Planning Application, with particular reference to whether you deem the revised proposals to now be acceptable for a single detached house and can approve the scheme under delegated powers.

We would also be grateful if you could confirm if you require any contributions as part of a Section 106 Agreement at this stage? We will of course be prepared to pay these as part of building the house, but need to ascertain what is required.

Kind regards,

Barry & Denise Jenkins

ARUN DISTRICT COUNCIL 21/02/2012

FG/151/11

WEST SUSSEX COUNTY COUNCIL CAR OWNERSHIP PARKING DEMAND TOOL

This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward Finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Ferring
District	Arun
Ward 2	
District	
Ward 3	
District	
Ward Tempro Factor 2009-2026	1.095580
District Tempro Factor 2009-2026	1.067644

west sussex county council

Ward Finder			
Postcode		Ward	

Note:

No special provision need be made for visitors where at least half of the total parking provision a with a development is unallocated. In other circumstances, it may be appropriate to allow for ac demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and n Bedrooms is used this will need to be converted. A general guide for conversion is as follows but in some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The W Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases ownership values have been obtained using the nearest sized dwelling with same tenure and wa example, if no data is available for a private house with 1 room then data for a private house wit has been used. The Car Ownership Data is highlighted in purple where such an approach has be Where Census data contains small samples for certain sized dwellings this is highlighted in red if green if <50 in the Total Demand column. In such cases, other wards should be selected to achie sample size.

Report Summary Table

DEVELOPMENT MIX					ALLOCATED PARKING	PARKING DEMAND					
							Unallocated for Residents		Unallocated for Visitors		
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	per unit	Total	per unit	Total	Total Demand
A	Houses	Private	5	1	3+	3	0	0	0	0	3
B											
C											
D											
E											
F											
G											
H											
I											
J											
K											
L											
M											
N											
O											
P											
Q											
R											
S											
Total				1		3		0.02		0.20	3

PROJECT CENTRE

PEOPLE | PASSION | PLACES

TOWN AND COUNTRY PLANNING ACT 1990

FG/119/88

Outline Application for
erection of a detached two
storey residential dwelling
and garage

Land South of Bramble Cottage
50 Sea Lane
Ferring Worthing
West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Ketchen King & Co
84 Chapel Road
Worthing
West Sussex
BN11 1BN

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

X

10th August 1988

FG/119/88	Outline Application for erection of a detached two storey residential dwelling and garage	Land South of Bramble Cottage 50 Sea Lane Ferring Worthing West Sussex

CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the layout of the site;
(b) the siting, design and external appearance of the buildings;
(c) the landscaping of the site;
(d) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990

CONDITION 5 : The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 5 : This permission relates to the plans as submitted and amended by substitute plans dated 14th March 1990.

REASON : For the avoidance of doubt.

TOWN AND COUNTRY PLANNING ACT 1990

FG/26/90

Detached house and vehicular crossing (Scheme No 3)

Land South of Bramble Cottage
50 Sea Lane
Ferring
Worthing West Sussex

Approval of reserved matters following outline approval under FG/0119/88

In pursuance of their powers under this Act and related Orders and Regulations the Council Approve The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Mr L F Mills
127 Ardingly Drive
Worthing
West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

X

9th May 1990

FG/26/90	Detached house and vehicular crossing (Scheme No 3)	Land South of Bramble Cottage 50 Sea Lane Ferring Worthing West Sussex

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 3 : The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR Telephone: Patching (0903874) 444.

REASON : In the interests of road safety.

CONDITION 4 : The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

TOWN AND COUNTRY PLANNING ACT 1990

FG/61/91

Outline Application for
detached dwelling

Land at the rear of (West)
Bramble Cottage
50 Sea Lane Ferring
Worthing West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Refuse to approve the development as described in the application and plan for the reasons stated.

TO: Mr L Mills
127 Ardingly Drive
Worthing
West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

29th July 1991

X

FG/61/91	Outline Application for detached dwelling	Land at the rear of (West) Bramble Cottage 50 Sea Lane Ferring Worthing West Sussex

REASON 1 : The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policies EVT7 and HSG5 of the Draft Arun District Local Plan.

REASON 2 : The increased use of the existing access to the public highway (Sea Lane) would add to the hazards of highway users to an unacceptable degree.

REASON 3 : The access is unsatisfactory to serve the proposed development by reason of inadequate width and visibility.

REASON 4 : If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policy ENV23 of the Structure Plan.

TOWN AND COUNTRY PLANNING ACT 1990

FG/108/91

Outline application for
bungalow and double garage

Land at the rear of (West)
Bramble Cottage
50 Sea Lane
Ferring Worthing W Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Refuse to approve the development as described in the application and plan for the reasons stated.

TO: M Waddup Ltd
26 King Charles Place
Lower Beach Road
Shoreham
West Sussex BN4 5JH

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

25th November 1991

Y

FG/108/91	Outline application for bungalow and double garage	Land at the rear of (West) Bramble Cottage 50 Sea Lane Ferring Worthing W Sussex

REASON 1 : The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policies EVT7 and HSG5 of the Draft Arun District Local Plan.

REASON 2 : The increased use of the existing access to the public highway Sea Lane would add to the hazards of highway users to an unacceptable degree.

REASON 3 : The access is unsatisfactory to serve the proposed development by reason of inadequate width and visibility.

REASON 4 : If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policy ENV23 of the Structure Plan.

ARUN
DISTRICT COUNCIL

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Tel: 01903 737631
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: peter.cleveland@arun.gov.uk

Mr & Mrs Jenkins
Magpies
43 Sea Lane
Ferring
West Sussex
BN12 5EH

Our ref: FG/151/11/

Please ask for:
Mr P Cleveland
Senior Planner – East Team
Direct Dial: 01903 737631

18th January 2012

Dear Mr & Mrs Jenkins

LPA Ref: **FG/151/11/**
Proposal: **Demolition of existing large double garage & erection of 1No. detached dwellinghouse, together with an existing double garage for Magpies.**
Address: **Magpies, 52 Sea Lane, Ferring**

I refer to the above development for which planning permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the council's website: http://www.arun.gov.uk/main.cfm?type=AFFORDABLEHOUSINGP

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of ten or less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 legal agreement.

Your planning application was received by the Council after the 18 August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £10,345. Please note that this sum **is not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of £150 is payable but again this **is not** payable until the commencement of development.

At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions.

The Council legal section can be instructed to draft the legal agreement for which there is an administration fee of £450.00. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones can be contacted directly on 01903 737737 for instruction. Once drafted Mr Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely

Peter Cleveland
Senior Planner – East Team

cc. Delwyn Jones (Council Solicitor)

ARUN DISTRICT COUNCIL
Working in partnership with South Downs National Park Authority

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr & Mrs Jenkins
Magpies
52 Sea Lane
Ferring
West Sussex
BN12 5EH

Your Ref:
Our Ref : FG/151/11/
Please ask for:
Mr P Cleveland
01903 737631

10th January 2012

Dear Mr & Mrs Jenkins

The Town and Country Planning Act 1990 (as amended)

Demolition of existing large double garage & erection of 1no. detached dwelling house, together with additional double garage for Magpies

Magpies 52 Sea Lane Ferring BN12 5EH

Receipt No P88847 Amount: £ 335.00 **VAT Number** 193 5586 24

TOTAL PAID: £ 335.00

Thank you for your recent planning application, which was accepted as a valid application on 3rd January 2012. It is being dealt with by Mr P Cleveland who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 9th February 2012 which is the end of the advertising period.

If you have not received a decision by 28th February 2012 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes thoughout the course of the application.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

[redacted]

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Siobhan Honney-Bayes

From: Sue Bowley on behalf of Planning
Sent: 04 January 2012 08:56
To: Siobhan Honney-Bayes
Subject: FW: FG/151/11/ Revised and All Electronic Drawings attn. of Mrs S Honney-Bayes
Attachments: 5022-01 Site Plan Revision A 120103.pdf; 5022-02 Floor Plans Revision A 120103.pdf; 5022-03 Elevations Sheet 1 120103.pdf; 5022-04 Elevations Sheet 2 120103.pdf; 5022-05 Block Plan 120103.pdf; 5022-L Location Plan Revision A 120103.pdf; Ferring Flood Map.jpg

---

From: denise jenkins [redacted]
Sent: 03 January 2012 20:01
To: Planning
Subject: FG/151/11/ Revised and All Electronic Drawings attn. of Mrs S Honney-Bayes

Dear Mrs Honney-Bayes,

Thank you for your letter (copy attached) which we received on Christmas Eve. We feel it was an unrealistic timescale for the time of year for the full compilation of the information in your letter. The Council Offices have been closed until the 3rd January, which gave us no time to query a particular element of your letter.

That said, please find attached updated drawings meeting your list of requirements as follows;

Please find attached an electronic copy of the updated Site Plan showing a North Point, the car parking and refuse storage within the rear garden of the proposed house. You will note that cycle storage is within the garage and is shown on the floor plan.

Please find attached an electronic copy of a 1:500 scale Block Plan as requested. You will note that a north point and two roads are shown on the drawing.

Please find attached a revised electronic copy of a 1:1250 scale Location Plan as requested. You will note that a north point and two roads are shown on the drawing as requested in your letter.

Please find attached a revised electronic copy of the Floor Plans as requested. You will note that the floor plans have been amended to show the correct position of the rooflights and the window within the Magpies garage.

We note that you have requested a Flood Risk Assessment, and query why this has been requested. Please find attached an excerpt from the Environment Agency Flood Maps showing that the site is not at risk of flooding. We therefore believe that a Flood Risk Assessment should not be required in this instance.

We trust the above is accepted and that you can confirm by return of email that a Flood Risk Assessment is not required. We look forward to your confirmation that the application has been registered.

ARUN DISTRICT COUNCIL 10/01/2012

Thanks for your help so far, Happy New Year to you.

Yours sincerely,

Mr and Mrs Jenkins
Magpies, 52 Sea Lane, Ferring, Worthing, West Sussex BN12 5EH

ARUN DISTRICT COUNCIL RECEIVED
10/01/2012

ARUN DISTRICT COUNCIL
Working in partnership with South Downs National Park Authority

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
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e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr & Mrs Jenkins
Magpies
52 Sea Lane
Ferring
West Sussex
BN12 5EH

Our Ref: FG/151/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

21st December 2011

Dear Mr & Mrs Jenkins

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Demolition of existing large double garage & erection of 1no. detached dwelling house, together with additional double garage for Magpies
Magpies 52 Sea Lane Ferring

Thank you for your recent application which I received on 19th December 2011. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised site plan (scale 1:200) showing a north point, the proposed car parking and cycle spaces and waste storage areas.

I require 1 electronic or 3 paper copies of a revised block plan (scale 1:500) showing the proposed works.

I require 1 electronic or 3 paper copies of a location plan at a scale of 1:1250, showing a red edge around the application site, 2 named roads and a north point, in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of revised floor plans/elevations:
-There is a door and a window shown on the proposed east elevation of the 'Magpies double garage'. However there is only a door shown on the proposed floor plan. Please amend.
- There are 3 rooflights on the proposed rear (west) elevation of the new dwelling which do not match the position of the rooflights on the proposed first floor plan. Please amend.

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

For further guidance or to obtain the documents as required above please refer to our website: http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 4th January 2012. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application. pmac42

Yours sincerely

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42

[redacted]

Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton BN17 5LF

19 December 2011

Dear Sirs

Full Planning Application; Magpies, Sea Lane, Ferring

Please find enclosed a Full Planning Application for the above site for the residential development of a single house.

Please find enclosed the following information to supplement the application;

- Four copies of the Design and Access Statement
- Four copies of the Location Plan
- Four copies of the Site Plan
- Four copies of the Plans and Elevations
- The Validation Checklist
- The requisite fee of £335

We would greatly appreciate confirmation that the Planning Application has been registered as soon as possible.

If you should have any further queries, please do not hesitate to contact me.

I look forward to speaking with you soon.

Yours sincerely

Mr and Mrs Jenkins

Enclosures

ARUN DISTRICT COUNCIL FG/151/11/