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



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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Harry Chalk
Sent: 30 July 2026 12:11
To: 'Office' [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: FG/47/26/PD - The Haystack

Good afternoon, Chris,

Thanks for coming back to me on this.

I take your point. On reflection and re-reading of the requirement and your comments, I agree the first-floor extension did not constitute the addition of a storey above the *original* dwellinghouse. It was an addition above, but the extension would not in itself constitute an additional *storey*.

I note that the requirement for the Class AA extension to be above the *principal part* of the dwellinghouse does not pertain to the *principal part* of the *original* dwellinghouse, rather the existing. I do not believe the proposed amendments are necessary to ensure compliance with the *principal part* criteria. In any event, we are not inviting nor willing to accept significant amendments under this application in line with our published Customer Advice Note and determination procedure.

Since my prior email, we have also had time to continue the assessment of the application and review the external appearance of the building, including its principal elevation. We have concluded that the proposed development would result in a visually jarring and unbalanced appearance that is not sympathetic to the building, particularly regarding the south and west elevations, in conflict with the aims Paragraph 131 of the NPPF. As such, we will be objecting to the prior approval in due course on Condition AA.2(((3)a)ii).

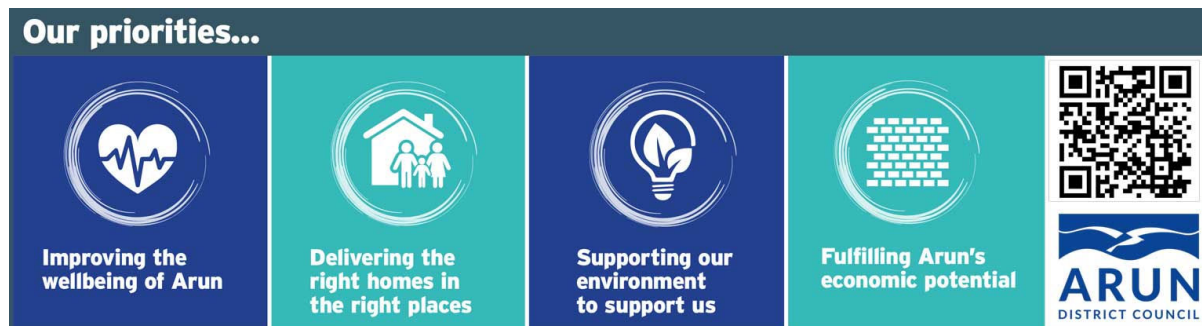
On a separate note, please be advised that my last working day at the Council is tomorrow. I have copied in my Line Manager for reference, and he is up to date on the progress of this application. Should a further submission/appeal be submitted going forward, you will be liaising with another Officer.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management



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Littlehampton, West Sussex, BN17 5LF
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From: Office [redacted]
Sent: 29 July 2026 14:50
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: FG/47/26/PD - The Haystack

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Hi Harry

Thanks for sending through.

I have now had chance to review all the information you sent through and we acknowledge that the first-floor accommodation has previously been extended. However, it is important to note that these works did not **add**

an additional storey to the original dwellinghouse which was originally a two storey dwelling. The dwelling remained two storeys in height, with the previous works enlarging the existing first-floor accommodation rather than creating a new storey above the original dwellinghouse.

To address this issue I have amended to reflect this previous extension with the proposed plans so that the part of the roof associated with the previous extension is not extended or raised any further. The proposed additional storey will therefore be limited to the remaining original roof area that formed the principal part of the dwellinghouse.

With regards to the building date I believe the client has a copy of the deeds of when it was first registered which tied up with the dates allowed for class AA. I thought I had a copy on file but cant find it anywhere now so have asked the client for this.

Kind Regards
Chris Yeates



From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 23 July 2026 11:42

To: Office [REDACTED]

Subject: FG/47/26/PD - The Haystack

Dear Chris/Tony,

I write to you to provide an update on my progression through the review of this Class AA Prior Approval. I have been checking the proposal against the relevant criteria and have been able to spend the morning reviewing all the historic applications for the site that we have on record. Unfortunately, I cannot seem to find any reference for the original construction of the dwelling, and the earliest plans we have are from an application in 1983.

Class AA only applies to dwellings built between 1948 and 2018. Our historic mapping indicates that the property had not been built in 1943, but we have no historic mapping from 1943-1991. From the evidence, and on the basis of probabilities, I concur that the property was likely built within this timeframe despite the lack of evidence from 1943-1948.

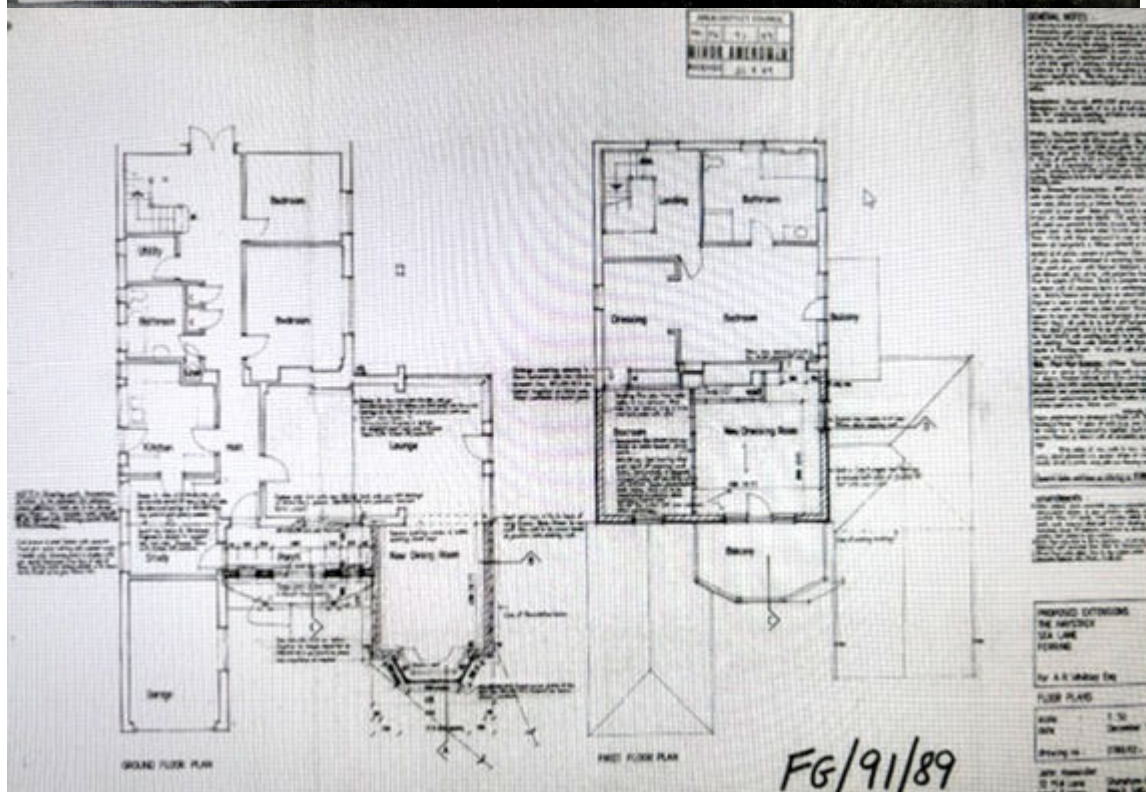
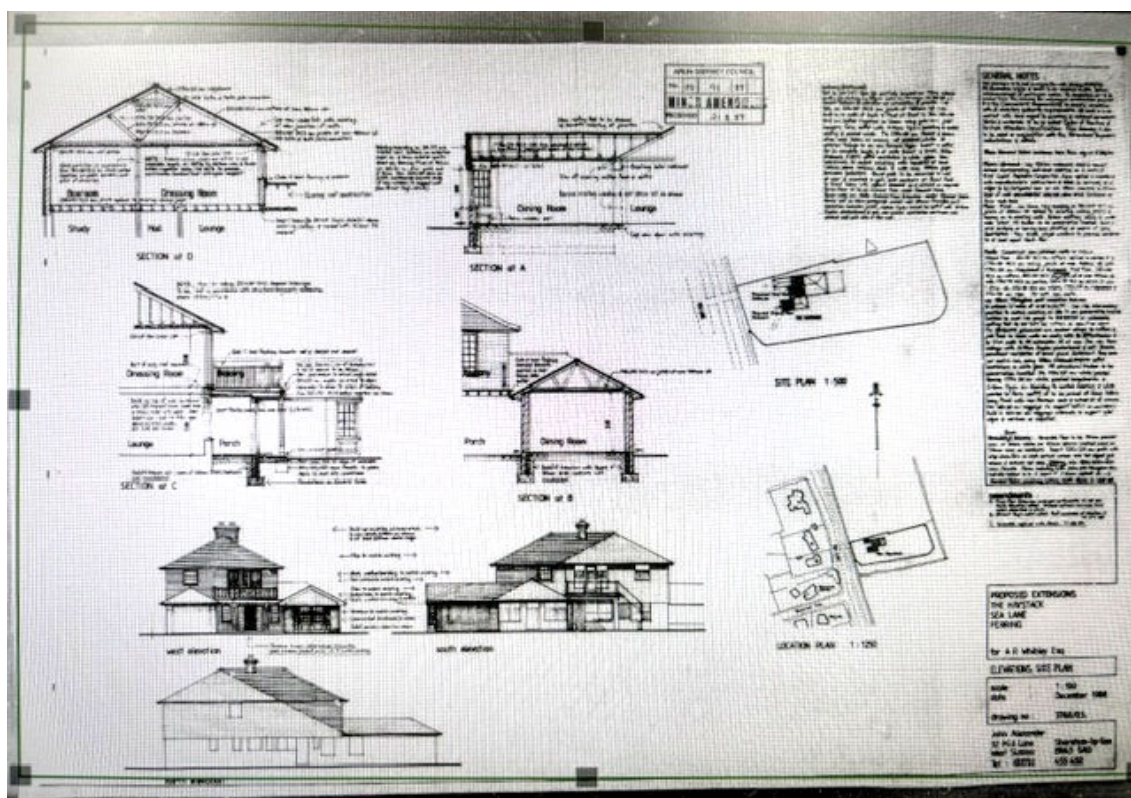
That said, the site has been the subject of many applications for extensions. Of particular note are three applications, these being FG/20/83, and FG/227/88 and FG/91/89.

The GPDO defines '*original*' as "a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date."

FG/20/83 provides the earliest records I can find of the dwelling, and in the absence of 'as-built' plans from the date of its construction, these could, conservatively, be considered the best representation of the '*original dwellinghouse*' we have. I provide elevations of this below. You can see that the main two-storey element at that time had a cat-slide roof sloping down toward the west elevation.



FG/91/89 relates to amendments to a permission granted under FG/227/88 for, in part, a first-floor extension. I provide elevational drawings and plans from FG/91/89 below, which clearly identify a proposed first-floor extension that has since replaced the 'original' cat-slide roof that sloped to the front of the dwelling. This extension appears to now be what we see on site today. The first-floor extension approved and implemented under FG/227/88 and FG/91/89 comprises an additional storey over a single-storey element of the 'original dwellinghouse'.



Class AA.1(d) states:

Development is not permitted if... (d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise.

On this basis, while I am yet to complete my review of the proposal's compliance with the remainder of Class AA, the development is in conflict with Class AA.1(d) and the site does not, therefore, appear to benefit from Class AA. As such, the Prior Approval will likely be refused in due course. I would welcome your thoughts on this, but I would suggest considering whether the application should be withdrawn on this basis.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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