

Application No: **FP/185/10**

Case Officer: 

Planning Portal Ref:
 Receipt No: **P 85062**
 Amount: **335.00**
 Date: **6.9.10**

Cross/other ref:
 Additional receipt/refund:
 Amount:
 Date:

Site Number(s): **BR-25-69**
 Grid Reference: **495170 - 199840**
 Flood Zone: Fluvia **(1) 2 3A 3B**
 Tidal **(1) 2 3A 3B**

Flood Zone: Natural defences Yes **(No)** Listed Building: Yes **(No)**
 Public Sewer: Yes **(No)** Conservation Area: **(Yes/No)**

Technical Notes:

*USA agreed ok - Section of block plan
 showing cycle store.*

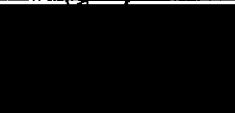
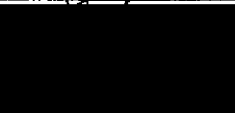
inc.

*Confirmed with Jay - all elevations
 Confirmed with Jan Parsons - req'd.*

Registration Notes:

XLS

*Stone needs
 to be shown
 on plans.*

History Files Y/N	
APO Please tick if there are any other statements required from the following:	
Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Scene Elevation
Date made complete:	Signed: 
12.10.10	Dated: 

CONSULTATIONS LIST G:TSU General\consultation sheet.doc (18/02/10)

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSCC Development Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue(Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers – All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		✓
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Anything with a wind turbine consult NATS (use code WFC)		

RECOMMENDATION REPORT

APPLICATION NO. FP/188/10

COMMITTEE ☐ - DATE: _____

DELEGATED ☒

	DATE	SIGNATURE
Prepared by Case Officer	19/1/11	
Agreed by Team Leader	19/1/11	
Agreed by H.O.P.S / P.C.M. (If required)		
O.S. Extract requested		

Subject to changes

Comments:

FROM:

Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: FP/185/10
Dated : 16 December 2010

TO: Deeds Store Clerk

For circulation to :- 20/12/10
Hazel Aldington

Service Delivery and Monitoring Officer

FOR CIRCULATION TO :-

Planning Case Officer
Local Land Charges Officer
Planning Admin
Accountancy

Affordable Housing

SITE NAME: No 15 Limmer Lane Felpham
PARTY NAME: Shadyclay Limited SDL Ltd
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	

Felpham Parish Council
Mr R Wickens (Clerk)
St Mary's Centre
Gillmore Close
Felpham
PO22 7NU

Your Ref:
Our Ref: FP/185/10/
Please ask for:
Mr J Parsons

11th November 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Sub-division of existing dwelling to create 1no. 2 storey 3bed dwelling & 1no. single storey 2 bed dwelling with parking
15 Limmer Lane Felpham

Thank you for your internet representation made on 11th November 2010 which has been recorded as **support** with the comments as follows:

Support

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr D Harris
45 Langley Grove
Aldwick
Bognor Regis
West Sussex
PO21 4LJ

Your Ref:
Our Ref : **FP/185/10/**
Please ask for:
Mr J Singh

13th October 2010

Dear Mr Harris

The Town and Country Planning Act 1990 (as amended)

Sub-division of existing dwelling to create 1no. 2 storey 3bed dwelling & 1no. single storey 2 bed dwelling with parking

15 Limmer Lane Felpham PO22 7ET

Receipt No P85062 Amount: £ 335.00

VAT Number 193-558624

TOTAL PAID: £ 335.00

Thank you for your recent planning application, which was accepted as a valid application on 12th October 2010. It is being dealt with by Mr J Singh 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 11th November 2010 which is the end of the advertising period.

If you have not received a decision by 7th December 2010 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 throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.

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

Yours sincerely



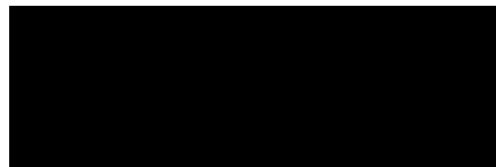
● **DAVID HARRIS BTP. MRTPI.**

Chartered Town Planner

Planning & Development Consultant

RECEIVED 12 OCT 2010 ACTION...

45, Langley Grove,
Aldwick,
Bognor Regis,
West Sussex,
PO21 4LJ.



Your Ref. FP/185/10

My Ref. SCL/F/10/A

8th October 2010.

Dear Mrs Honney – Bayes,

Sub-division of existing dwelling to create two dwellings with parking at 15, Limmer Lane, Felpham, West Sussex.

Thank you for your email and attached letter re the above application, and I enclose three copies of details relating to the two proposed cycle stores. You should have received the amended drawings by now and I trust that the application may now proceed.

Yours sincerely

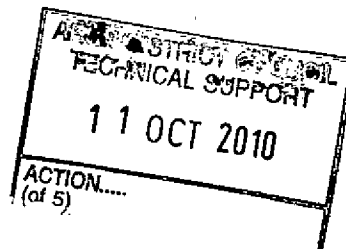


David Harris.



10 October 2010.

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



Attention: Mrs. S. Honney-Bayes

Dear Mrs. Honney-Bayes,

Re: Planning reference number FP/185/10
No. 15, Limmer Lane, Felpham.

I have been requested by Mr. David Harris to submit direct to you 4 copies of each of our drawing numbers RTLL-2010-003 Revision A and RTLL-2010-006 Revision A in response to your email to Mr. Harris requesting additional information/clarification with regard to the above planning application.

Drawing number RTLL-2010-003 Revision A now shows the existing roof-light on the roof plan over first floor level to correspond with the west elevation of the two storey dwelling.

Drawing number RTLL-2010-006 Revision A now shows the north and south elevations of the existing porch to the two storey dwelling, although in the case of the south elevation the porch has been indicated as a broken line below the height of the 2.2 metre boundary wall bounding Limmer Lane which virtually conceals the porch.

We have also clarified that there is no second window in the south elevation gable onto Limmer Lane. This is in fact an existing meter cupboard and is now identified as such on the drawing.

We trust all is now in order.

Yours sincerely,

Brian Barlow

cc SCL Ltd..
Mr. D. Harris

encls.



Mr D Harris
45 Langley Grove
Aldwick
Bognor Regis
West Sussex
PO21 4LJ

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: FP/185/10/
Your Ref:

Please ask for:
Mrs S Honney-Bayes

Dear Mr Harris

7th October 2010

The Town and Country Planning Act 1990 (as amended)

**Sub-division of existing dwelling to create 1no. 2 storey 3bed dwelling & 1no. single storey 2 bed dwelling with parking
15 Limmer Lane Felpham**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

Please provide 1 electronic or 3 paper copies of the proposed cycle store elevations.

Please provide 1 electronic or 3 paper copies of the following elevations-

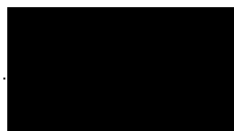
- The existing & proposed elevation facing west shows a roof light that is not shown on the floorplans/roofplan. Please amend accordingly.
- The existing & proposed elevation facing south shows a window on the ground floor which is not shown on the floor plans. Please amend accordingly.
- The existing & proposed elevation facing east does not show the porch detailed on the floor plans, and there is a circular window detailed on this elevation which is not shown on the floor plans. Please amend accordingly.

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required 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 21st October 2010. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely

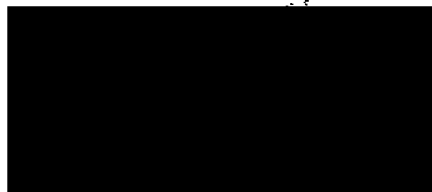


Karl Roberts
Assistant Director Planning Services &
Housing Strategy

 **DAVID HARRIS BTP. MRTPI.**

**Chartered Town Planner
Planning & Development Consultant**

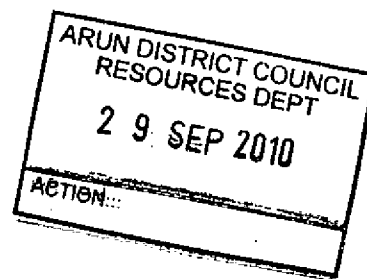
45, Langley Grove,
Aldwick,
Bognor Regis,
West Sussex,
PO21 4LJ.



Your Ref. FP/185/10

My Ref. SCL/F/10/A

28th September 2010.



Dear Mrs. Honney-Bayes,

**Sub division of existing dwelling to create two dwellings at 15, Limmer Lane,
Felpham, West Sussex.**

I refer to the above and to your letter dated the 16th September 2010 requesting certain further information.

As discussed and agreed on the telephone, the submitted information relating to Bin Storage and Flood Risk is satisfactory.

I enclose three copies of an extract of the layout plan showing the position of the proposed cycle stores together with three copies of details of the cycle storage giving size and materials.

The requested existing elevations of the single storey and two storey sections of the property are also enclosed.

I trust that the above is satisfactory and that the application can now be validated and registered.

Yours sincerely



David Harris.



Mr D Harris
45 Langley Grove
Aldwick
Bognor Regis
West Sussex
PO21 4LJ

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: FP/185/10/
Your Ref:

Please ask for:
Mrs S Honney-Bayes

Dear Mr Harris

16th September 2010

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning General Development Procedure Order 1995 (as amended)
Sub-division of existing dwelling to create 1no. 2 storey 3bed dwelling & 1no. single storey 2 bed dwelling with parking
15 Limmer Lane Felpham

Thank you for your recent application which I received on 6th September 2010. 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 block/site plan showing the provision for cycle spaces & bin storage 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 all existing and proposed elevations in accordance with the guidance notes available on our website detailed below (click on National List).

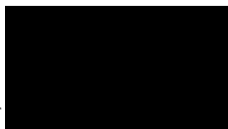
This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

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 30th September 2010. 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.

Yours sincerely


Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Siobhan Honney-Bayes

From: David Easton on behalf of Planning.Responses
Sent: 17 September 2010 08:53
To: Siobhan Honney-Bayes
Subject: FW: Request for further information on Your Ref: N/A Our Ref: FP/185/10/

From: [REDACTED]
Sent: 16 September 2010 21:15
To: Planning.Responses
Subject: Re: Request for further information on Your Ref: N/A Our Ref: FP/185/10/

Dear Mrs. Honney-Bayes - Thank you for your email/letter of the 16th September.

My Design and Access Statement that accompanied the application at Page 7 has a heading "Bin storage" in which I gave detailed information on both the storage and collection at each property in accordance with the required "Bin Storage and Collection Statement". I also refer under "Access" at Page 8 to the provision of cycle storage to each property. Whilst I can of course show positions for these provisions, in reality any prospective occupiers will choose where best to site such facilities as it is of course a matter of personal choice over which the Council has no control.

You will see from the D&AS as well as notes on the drawings that the front 2 storey part of the dwelling will undergo no changes to the elevations whatsoever and equally the rear walls to the single storey rear section are in fact boundary walls contiguous with the common boundary that as noted on the drawing have no windows and comprise simply brick walls. In the circumstances I trust that further drawings that are of no relevance to the application are not in fact required.

I checked on the Env. Agency web site and the site is not within a flood risk area. This is confirmed by the fact that a Flood Risk Assessment was not required for the recent application for 2 houses approved on land immediately to the rear (north) of the site. In any event there are no works that would have any affect on flooding issues as the building already exists as a residential unit.

I trust that you are able to validate the application given the above response.

Regards,

David Harris.

-----Original Message-----

From: planning.responses@arun.gov.uk

To: [REDACTED]

Sent: Thu, 16 Sep 2010 17:30

Subject: Request for further information on Your Ref: N/A Our Ref: FP/185/10/

<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 the 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.

This e-mail has been scanned for all viruses by Star. The

17/09/2010

*Phoned Mr Harris
 17/9/10 - Not Available
 all day. Left message
 for him to contact me
 on Tuesday 21/9/10.*

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

Tel: 01903 737500 ext 37314
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: juan.baeza@arun.gov.uk



Our ref: FP/185/10/

Please ask for:
Juan Baeza
Planning Appeals

24 November 2010

Mr D Harris
45 Langley Grove
Aldwick
Bognor Regis
PO21 4LJ

Dear Mr Harris

Sub-division of existing dwelling to create 1no. 2 storey 3 bed dwelling and 1no. single storey 2 bed dwelling with parking.
15 Limmer Lane, Felpham

I refer to the above development for which planning permission is currently being considered by the Local Authority. This letter is to advise you further 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: www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3694

This policy relates to applications for one or more new dwellings and has a requirement for an affordable housing provision. Your application was registered on 13th October 2010 and therefore is subject to this condition. In this instance a commuted sum will be sought by way of a Section 106 Agreement. The commuted payment will vary according to the number of bedrooms the proposed dwelling has. The applicable calculated payments are shown below.

2 bedroom dwellinghouse = £9,128
3 bedroom dwellinghouse = £10,345
4 bedroom dwellinghouse = £12,171

Please note that this sum is not payable until the commencement of development.

At present I would kindly advise you to contact the Council's planning solicitor to instruct the Council's Planning Solicitor Delwyn Jones (01903 737737) to draw up the legal agreement. This will require a standard administrative fee of £450.00, and an additional monitoring fee. Mr Jones will then draft the agreement which you as the applicant will receive, to be signed

and returned to the Council.

We seek an agreement to this policy and the commuted sum prior to any decision being made on the planning application.

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

Juan Baeza
Planning Appeals

service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>

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<http://www.star.net.uk>
