

Recommendation Report

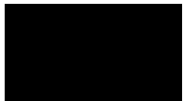
Application No. FP/59/12

Committee ☐ : Date _____

Delegated ☒

Recommend Permission ☐

Recommend Refusal ☒

	Date	Signature
Prepared by Case Officer	3-5-2012	
Agreed by Team Leader	Team has done the decision for Kabeir, so no email but DSD event.	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

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 _____ at _____
a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
5/4/12	3.30pm	Lamp-post at fence of site.

.....
Officer's Signature

12th April 2012

Dear Sir/Madam

Demolish existing garden building and replace with new garden room.

1 The Grove Bognor Regis

Thank you for your internet representation made on 11th April 2012 which has been recorded as **no objection** with the comments as follows:

No Objection

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 to 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.

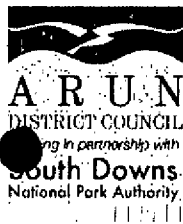
Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information 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) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr M Hobbs
1 The Grove
Felpham
Bognor regis
West Sussex
PO22 7EY

Our Ref: FP/59/12/

Please ask for:

**Miss K Rawlins
01903 737500 x 37314**

Dear Mr M Hobbs

27 March 2012

**Town & Country Planning Act 1990 (as amended)
Application for Planning Permission for Works or Extension to a Dwelling**

Development Demolish existing garden building and replace with new Garden Room.

Location 1 The Grove Bognor Regis,.

Receipt:

Name unknown	Receipt No. P89516	Amount £ 150.00
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Thank you for your application received on 19th March 2012, I am writing to acknowledge that it was accepted as a valid application on 19th March 2012. On receipt of this letter if you have any concerns about the way that the Council has described your application you should contact the Case Officer Miss K Rawlins who will be dealing with your application to discuss the matter.

Your application has been put into the Planning Register and is available for viewing by the public at the Council Offices and on the website. The Council publicise all planning applications by means of a site notice. I would be grateful if you would display the enclosed site 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.

Your application cannot be determined until the end of the statutory publicity and consultation periods which is 26th April 2012. You can follow how your application is progressing on the Council's website www.arun.gov.uk/planning using the application's reference number. Due to the pressure of work it will not be possible for you to meet with the Case Officer unless you have made an appointment.

The Council aims to make as many decisions as possible before the end of the statutory determination period, which in this case will be 14th May 2012. However this is not always possible for a number of reasons, including on-going negotiations or the scheduling of Planning Committees.

If you have not received a decision by 14th May 2012 or agreed in writing to extend the time in which the Council make a decision, you can appeal to the Secretary of State. Your appeal (under section 78 of the Town and Country Planning Act) would be that the Council has failed to make a decision and you would be asking a Government Planning Inspector to make the decision instead. You can do this using a form which you can get at <http://www.planningportal.gov.uk/planning/appeals/> or from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. If you appeal you should do so within 12 weeks from the statutory determination period (14th May 2012).

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 or seek your own professional advice. If you are in any doubt you will need to submit a formal Building Regulations submission.

pack

Please complete the enclosed checklist and return accordingly.

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

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Please note: When an application is submitted online or with an email address in the agent details, most correspondence, including the decision notice will be sent by email. It is therefore important that you inform us if you make any change to your email address during the course of this application.

pack

FILE NOTE

DATE: FP/59/12 TIME: 2pm

REF: _____

ADDRESS: _____

ACTIVITY: Tel in / out Counter visit Other (specify)

Msg left for applicant.

Pls reduce height of building →

Considered too high, visually intrusive
& overbearing.

If reduce to 2.5m overall height,

works may be done as permitted
development.

Pls callback.

FURTHER ACTION REQUIRED:

OFFICER INITIALS: _____

FILE NOTE

DATE: 8.5.12 TIME: _____

REF: FP/59/12

ADDRESS: _____

ACTIVITY: Tel in / out Counter visit Other (specify)

Discussed application.

Applicant suggested reducing height to
3m.

Officers still minded to refuse.

Applicant to appeal

FURTHER ACTION REQUIRED:

OFFICER INITIALS: _____

Katherine Rawlins

From: Katherine Rawlins
Sent: 02 May 2012 16:12
To: [REDACTED]
Subject: FP/59/12 1 The Grove, Felpham

Dear Mr Hobbs,

With reference to our telephone conversation yesterday, I have spoken to my Manager regarding the application. It is suggested that the height of the outbuilding is reduced to reflect the height of the existing shed, given its siting close to the boundary with the neighbouring property, in order to reduce its visual prominence and overbearing impact on the neighbouring property.

If the height of the outbuilding is reduced to no more than 2.5 metres within 2 metres of any boundary, the outbuilding may be erected as 'permitted development', and will therefore not require a formal planning application. You may wish to consider this option, further details of which can be viewed on the Planning Portal: <http://www.planningportal.gov.uk/permission/commonprojects/outbuildings/miniguide>

On the basis of the current scheme, the application is therefore recommended for refusal on the basis of its overbearing impact on the neighbouring property, by virtue of its siting, scale and close proximity to the rear garden boundary.

If you wish to withdraw the current application, I will require confirmation in writing before 14 May 2012.

Kind Regards,

Katherine Rawlins | Senior Planning Officer, Planning Services, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37314 | External: +44 (0) 1903 737500 ext.37314 | E-mail: katherine.rawlins@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

SITE VISIT DETAILS 13/4/12

ADDRESS: 1 The Grove

TOPOGRAPHY: Flat.

TREES:

| X pollarded tree front garden
| X magnolia at rear.

BOUNDARY TREATMENT:

Front - low rail + hedge. Rear - 1.5m breeze block fence
Side - ~~2.1m~~ 2m wall Side - 1.5m fence / trellis

SITE CHARACTERISTICS:

Storeys: 1/(2)/3

Semi-/Detached/Terraced Modern

Walls: Dark brick, white render

Roof: Flat.

Other: Extensive glazing. Corner plot. Driveway to front
Public footpath adj. Brown uPVC glazing

CHARACTER OF LOCALITY:

Residential/Rural

Main Road/Residential Road/Cul-de-sac

Style of Dwellings:

Existing pitch roof timber outbuilding at rear - (demolish)

Size of Plots:

Neighbouring windows:

Outbuilding to be used as home office

Other: Redline visible from rear garden. no. 26 Follyham Way

Small window under dormer

Minimal screening - Main glass area - south/east facing | no. 26
patio. Abuts rear boundary.

Ground levels raised up at rear gdn. no. 1, adj. to south boundary.

Bricks to be sunk down?

No screening along south/west boundary -
Minimal overhang to neighbours, but
lg outbuilding, close to side boundary.