





From: Kingston Parish Council 
Sent: 20 August 2015 11:50
To: Ross Leal
Cc: Geoff Palmer
Subject: Fwd: Fwd: Planning Application K/22/15/CLP (Broadbeach, 39 Coastal Road)

Hello Ross

Mr Geoff Palmer has copied his email to you and your response to Kingston Parish Council (emails below)

Council feels that Geoff has fully set out concerns that K/22/15 does not comply with permitted development regulations and notes that you will take this into account when making a decision on whether planning permission is required for this application.

Regards

Val

Mrs V Knight
Clerk to Kingston Parish Council
33 The Ridings
East Preston
West Sussex
BN16 2TW



----- Forwarded message -----
From: **Ross Leal**<Ross.Leal@arun.gov.uk>
Date: Fri, Aug 14, 2015 at 3:47 PM

Dear Mr & Mrs Palmer,

Thank you for your email and I have noted the contents and will bear these in mind. I shall assess whether I consider PP is required within the next week or so.

Regards,

Ross

(Leal)

Ross Leal DipTp, MRTPI | Senior Planning Officer, Planning
Department, Arun District Council |

Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37593 | DDI: +44 (0)1903 737593 | E-mail: ross.leal@arun.gov.uk

Visit Arun's web site at

www.arun.gov.uk 

Save the environment - think before you print.

From: Sue Bowley
On Behalf Of Planning
Sent: 14 August 2015 11:17
To: Ross Leal
Subject: FW: Planning Application K/22/15/CLP (Broadbeach, 39 Coastal Road)

Sue Bowley |
PA to Director of Planning & Economic Regeneration,
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



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Sent: 14 August 2015 10:44

To: Planning

Subject: Fwd: Planning Application K/22/15/CLP (Broadbeach, 39 Coastal Road)

Dear Mr Leal -

Further to the representation on the above planning application which we made via the website yesterday, we have attached a photograph to illustrate why we consider the proposals in the above planning application fall outside the scope of Permitted Development.

The existing flat roof above the porch, entrance hall and integral garage is part of the original property as constructed in the late 1960s. The applicants are proposing to replace part of this roof with a higher roof which extends to the side of the property as indicated.



The Planning Order 2015 relating to Permitted Development states that "Development is not permitted by Class A *if it would consist of or include an alteration to any part of the roof of the dwellinghouse*" (Class A.1.(k)(iv)). Part of this roof is being raised in order to convert the integral garage into a bedroom which falls into the scope of Class A (the *"enlargement, improvement or other alteration of a dwelling house"*). It is therefore not Permitted Development.

We understand that alterations to the roof are permitted under Class B of the Planning Order providing that *"other than the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original part of dwellinghouse"* (Class B.2. (b)(ii)). However, this does not apply in this case as it is a new roof (not the original roof) which would be joined to the new side extension.

We hope you find this a helpful clarification of why we believe this is not Permitted Development. Thank you for taking our comments into account when reaching your decision on this application. We would also be happy to clarify this further by telephone (using the number supplied to the Arun website) or in person if you would find this helpful.

Regards

Mr and Mrs G Palmer

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