

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

www.arun.gov.uk



From: Harry Chalk

Sent: 19 March 2025 08:13

To: Gordon [REDACTED]

Subject: RE: LU/10/25/PL - 78 Wick Street

Good morning, Gordon,

I am unclear what is meant by 'we have removed it'. If you refer to a withdrawal, you can withdraw the application if you would prefer to withdraw than receive a refusal. But this has no bearing on whether a refund is issued. The application is awaiting review from my Line Manager. If you would prefer to withdraw the application, please advise, but this will not result in a refund.

Regards,

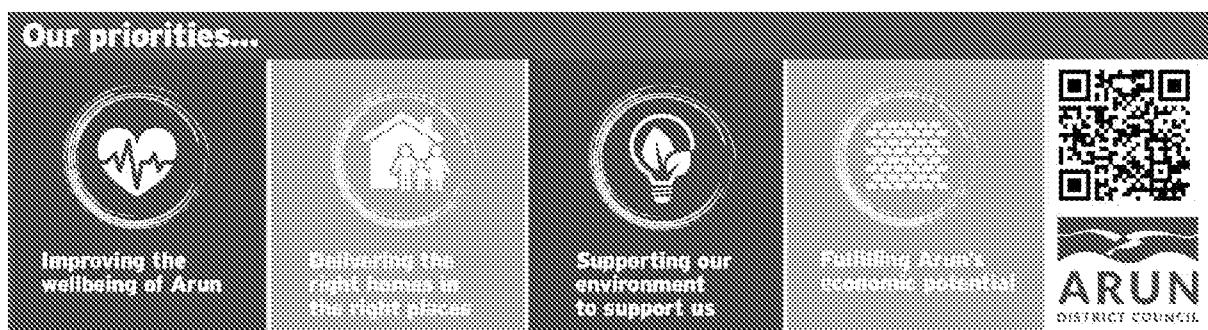
Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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

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From: Gordon [REDACTED]

Sent: 18 March 2025 16:44

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

Subject: RE: LU/10/25/PL - 78 Wick Street

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Hi,

Sorry, pressed send by mistake

The website, states undecided yet and your email was an update that you were looking at refusal, then 'Instructed to refuse', which As we have removed it prior to the deadline date as requested, then the refund is due

SEARCHING AND FILTERING

Reference	Location	Proposal	Status
LU/10/25/PL/78	78 Wick Street	Demolition of existing one storey dwelling from plot and reconstruction of a two storey new dwelling to enlarge the footprint of the existing dwelling, with additional office/storage space on the first floor, alterations to existing floorplates, and alterations of existing staircase layout, affecting the dwelling known. New application is as CIL Case 4 (New Roads) as part of development.	Submitted
LU/10/25/PL/78	78 Wick Street	Service of three year notice of proposed demolition of dwelling.	Approved Conditionally

Regards Gordon

*Arun Property Service
Arun House
49 Horsham road
Littlehampton
BN17 6DB*

From: Harry Chalk [mailto:Harry.Chalk@arun.gov.uk]

Sent: 18 March 2025 15:53

To: Gordon

Cc: Daniel Vick

Subject: RE: LU/10/25/PL - 78 Wick Street

Dear Gordon,

In response to your emails, there is not a specific quantified distance assigned to overshadowing and overbearing impacts. There are many factors which contribute, height, depth, separation distance of the opening to the proposal, orientation of the plot (i.e. south facing openings), etc. It is a somewhat subjective judgement, but the Arun Design Guide does set out guidance for assessing these impacts which include the use of the 45-degree rule alongside other similar guidance and design principles. The Officers report will give additional context.

With respects to a refund, these are not issued based on applications being refused. The fee paid is for the processing and assessment the application.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: Harry.Chalk@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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From: Gordon [REDACTED]
Sent: 18 March 2025 10:43

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

Subject: RE: LU/10/25/PL - 78 Wick Street

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Hi,
In light of you wishing to refuse it tomorrow, you can refund our money and we will seek to look at different options

Gordon

*Arun Property Service
Arun House
49 Horsham road
Littlehampton
BN17 6DB*

From: Harry Chalk [mailto:Harry.Chalk@arun.gov.uk]

Sent: 18 March 2025 10:13

To: Gordon

Subject: RE: LU/10/25/PL - 78 Wick Street

Morning Gordon,

I appreciate you sending these through in attempt to address the concerns. From brief review, whilst these involve a reduction at first floor, the first-floor projection to the rear is still substantial and we do not believe this resolves the concerns sufficiently. In any case, and I am instructed not to accept substantial amendments to the application such as these as set out by our Customer Advice Note. We are happy to give some informal advice on amended schemes following determination and in advance of a resubmission, but if you would like formal and in-depth comment on any amended schemes, you are advised to submit a pre-application advice application ahead of any resubmission.

[Planning Applications customer advice note and publishing decisions | Arun District Council](#)

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Gordon [REDACTED]
Sent: 18 March 2025 08:55
To: Harry Chalk <HarryChalk@arun.gov.uk>
Subject: RE: LU/10/25/PL - 78 Wick Street

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Morning,

Having discussed this with the client, we have proposed this as an alternative solution.

I hope this meets your criteria, so we can move forward with this regeneration project

Regards Gordon

*Arun Property Service
Arun House
49 Horsham road
Littlehampton
BN17 6DB*

From: Harry Chalk [mailto:Harry.Chalk@arun.gov.uk]
Sent: 17 March 2025 15:56
To: Gordon
Cc: Daniel Vick
Subject: RE: LU/10/25/PL - 78 Wick Street

Good afternoon, Gordon,

The 'Right to Light' is a separate matter, yes, but overshadowing and overbearing are still considerations firmly within relevant planning matters and policy and as such, can and do often form reasons for refusal at the planning stage.

I recognise the potential economic viability benefits of the proposal noted in your email and as advised over the phone last week. However, such potential benefits do not override other relevant planning considerations.

The onus is on the applicant to provide necessary evidence to support their application. The Local Planning Authority can canvass information it has on record, but all evidence points to the first-floor use of No. 80 being a residential flat. The particular use of the room in question as part of the flat by its current occupiers may be up for dispute, but it would outwardly appear as a habitable room, or as easily being able to be put into use as a habitable room given it features clear glazing and has one of the largest windows to the first-floor flat, making it conducive to such a use. The only evidence pointing to its use as storage is 'word of mouth'. The curtains being drawn and a timber post at the window do not necessarily mean it is not a habitable space. From the planning perspective, the evidence suggests it is a residential flat and has a likelihood of being a habitable room or being used as such based on its external features and lawful planning use.

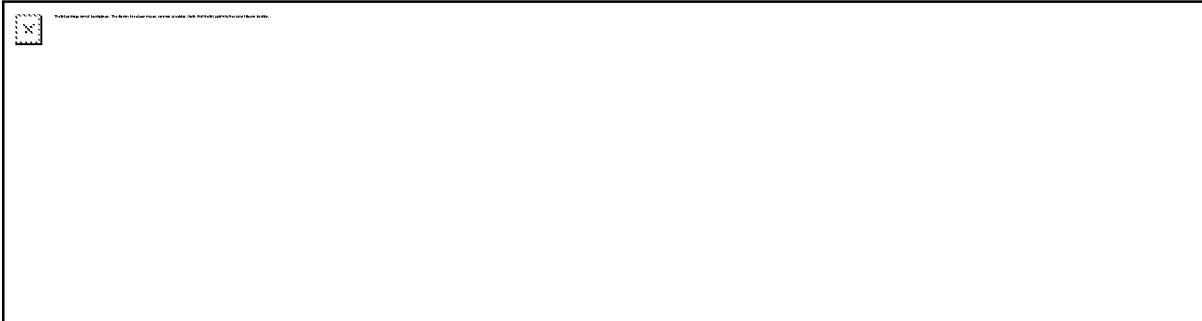
Planning compliance is not for me to consider. If you wish to formally report any planning compliance breaches, you can do so via the Arun District Council Website.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: Harry.Chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd



From: Gordon [REDACTED]
Sent: 17 March 2025 15:08
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: LU/10/25/PL - 78 Wick Street

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Afternoon,

Having read your email, we are somewhat disappointed in your view, but expected from history, as the 'amenity' you are referring to could only be 'right of light', which as you know is not a reason for a planning refusal. If you refuse, please provide all legal planning regulations for refusal, as we know 'right to light'(which you are referring as 'amenity') is not one of them. This is a private issue(we know someone who went through this previously)

As this property is the first on this side to the shopping area, which is in full view of all people entering the area, or last in reverse, so a decent retail outlet, would be an enormous benefit to the community, and as our proposed works would be under 'regeneration', bearing in mind you are 'refusing disabled access' also, which any refusal would give no benefit to the community at all.

Or the owner could leave it to deteriorate more. They may decide to put a large poster up, saying 'refused planning for no reason', who knows.

I am sure it is your job, to get the actual use of the property next door, not ours. You are only making assumptions of the 'use' next door, which is not a reason for a planning refusal either. As shown in the photos, and your observations, verbally and in your email, you do not suspect this to be a habitable space currently.

'As in this statement from you', would you refuse planning, as the church may be knocked down in the future, and replaced with residential. And this is your reason for refusal. Nobody knows what will happen in the future, so current planning rules do not allow for what may happen in 20 years time. We may buy next door, in the next few years, but 78 may be residential if planning is refused, on the grounds, a retail shop with not enough floor space for stock, cannot cover overheads, so would either be empty, or replaced with residential.

Or, what extension can be built on it, that is the other option. I know a property can be put at Beaconsfield end, but the owner is not interested in this, and as a retail outlet, would benefit from the rear space. Are you going to do anything, about the illegal extension at 80? or the other illegal breaches further afield.

Regards Gordon

From: Harry Chalk [mailto:Harry.Chalk@arun.gov.uk]
Sent: 17 March 2025 12:37
To: Gordon
Subject: RE: LU/10/25/PL - 78 Wick Street

Dear Gordon,

Thank you for your email and the amended plan. However, by way of update, and following on from our previous conversations, it is likely that we are to be refusing the application in the coming days on grounds of neighbouring residential amenity.

We understand that the first floor of No. 80 Wick Street (No. 80A Wick Street) is serving lawfully as a residential flat. I acknowledge the photos of the rear windows to No. 80A that you have sent through, which show closed curtains and a timber post against one of the glazed units, and I also acknowledge your reference to a brief conversation you had with the neighbour that indicates the rear first-floor room serves as a storage space at present. However, we have no cogent evidence of this room's current use, and the room is both likely, and assumed, to form part of the first-floor flat. Given the lack of evidence, its current use could be a habitable space, or even if it does currently serve as a storage space within the flat, it could easily become a habitable room at the whim of its occupiers, present or future. We have a duty to preserve the residential amenity of current and future occupiers of the residential flat, and the proposed extensions are likely to have unacceptable overshadowing and overbearing impacts on the main first-floor rear window of No. 80A Wick Street which would be harmful to the residential amenity of its occupiers.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Gordon [REDACTED]
Sent: 08 March 2025 09:54
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: LU/10/25/PL - 78 Wick Street

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Morning,

Thanks for the conversation on Friday, which put a better prospective on reasoning of floor space for smaller retail outlets.

I enclose the updated plan with the additional fire door as requested.

Anything else you need, just call or email!

Kind regards Gordon

From: Harry Chalk [mailto:Harry.Chalk@arun.gov.uk]
Sent: 04 March 2025 16:13
To: Gordon
Subject: LU/10/25/PL - 78 Wick Street

Dear Mr Ferrell,

I write to you with respects to the above application.

We have concerns that the proposal would potentially be harmful to the residential amenity of occupiers of the first floor of No. 80/80A Wick Street. We are unclear as to the use of the first floor at this neighbouring property and what rooms the first-floor rear openings of the unit serve. We anticipate it may be a first-floor residential flat but have not yet been able to conclude this. Are you aware of the use of the first floor at No. 80/80A? and are you able to provide evidence of this use and what rooms the aforementioned openings serve? We need evidence to accurately assess the resultant impacts on the neighbouring unit.

I do also have some concern pertaining to the overall scale of the proposal and my Line Manager has expressed concerns to this effect in initial conversations, but we are not yet concluded on this matter.

Could I request comment in response to these matters by 07/03/25 and your advice as to if and when it would be possible to confirm and evidence the use of the first floor of the neighbouring property and what the rear openings serve?

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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E: harry.chalk@arun.gov.uk

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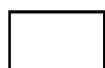


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