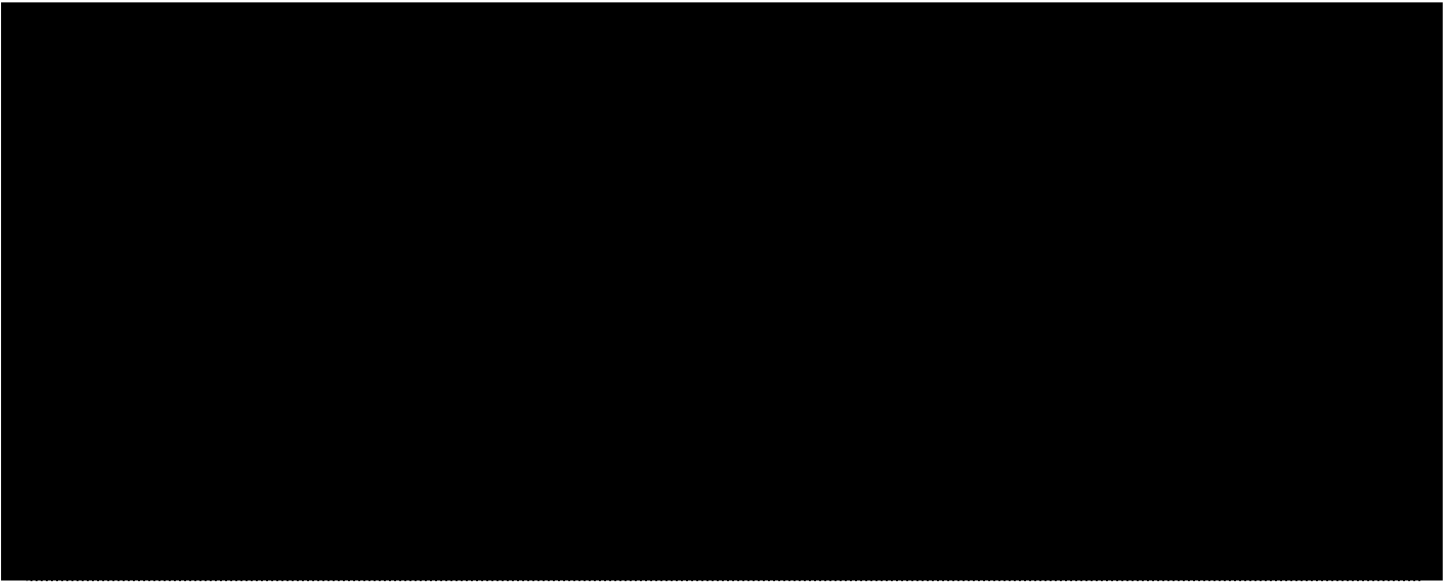




From: Zac Denton

Sent: 19 November 2019 15:54

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: LU/228/19/CLE - Update

Good afternoon Mr Vaitkevicius,

Thank you for your email.

The application itself was fine, if you were to resubmit, albeit with updated dates, it is likely the application would be approved.

I have copied a section of my report below:

"The submitted builders letter/invoice detailing the cost and completion date of the works is sufficient to demonstrate that in all probability the development was completed on the 1st of September 2015.

However, this application, for a lawful development certificate, was made on the 17th of June 2019, which is within the four period, and that the time of submission, could be enforced against. Section 191(4) of the Town and Country Planning Act 1990 is clear that evidence provided must show that the works were lawful at the time of application, or else the application must be refused. Therefore, refusal of the certificate is recommended.

It should be noted, that the works are exempt from enforcement action after the 1st of September 2019. Therefore, at time of decision, the development is exempt from planning enforcement controls, and is lawful in regards to the Town and Country Planning Act 1990, Part VII, Section 171B."

As in, the application would have been acceptable, had it been applied for after the 1st of September 2019.

The new application would attract another fee.

Please do not hesitate to contact me with any further enquiries.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Sent: 19 November 2019 10:01

To: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: RE: LU/228/19/CLE - Update

Good morning Zac,

I will process with the new application. Would you please advise on how to do it better and/or quicker by any chance? Shall I pay for the new application?

Thank you

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Zac Denton <Zac.Denton@arun.gov.uk>

Date: 19/11/2019 08:54 (GMT+00:00)

Subject: RE: LU/228/19/CLE - Update

Dear Mr Vaitkevicius,

I believe you were issued with a decision on the 15th of November. If you did not receive this, then let me know, and I am happy to send you another copy.

Kind regards,

Z Denton

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

[REDACTED]
Sent: 15 November 2019 13:12
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: Re: LU/228/19/CLE - Update

Good afternoon Zac,

I wonder if there any news yet?

Many thanks

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Zac Denton <Zac.Denton@arun.gov.uk>

Date: 29/10/2019 14:08 (GMT+00:00)

[REDACTED]
Subject: LU/228/19/CLE - Update

Dear Mr Vaitkevicius,

I am emailing to inform you as to why there will be a delay in issuing of the Certificate.

There are currently concerns regarding as to whether the '4 year rule' would apply in this instance, given the date of submission of the application. Therefore, I have consulted the Council's Legal Department.

I will be aiming to provide you with a response by the 15th of November.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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DX 57406 Littlehampton

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