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Save the environment - think before you print.

From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 27 November 2020 14:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Alterations & extension

Please upload as rep letter for P/108/20/HH

Amber Willard
Planning Officer

T: ext:37445

E: amber.willard@arun.gov.uk



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From: Amanda Scholes <Amanda.Scholes@arun.gov.uk> **On Behalf Of** Planning.Responses

Sent: 13 November 2020 08:34

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: FW: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Alterations & extension

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 12 November 2020 11:55

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Alterations & extension

Daun Johnson

Technical Support Unit Assistant, Planning

T: 01903 737762

E: daun.johnson@arun.gov.uk



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From: PaghamBeach [REDACTED]

Sent: 12 November 2020 11:39

To: Planning <Planning@arun.gov.uk> [REDACTED]

Subject: Application ref: P/108/20/HH - 32 East Front Road, Pagham - Alterations & extension

FAO: Case Officer Amder Willard

Dear Madam,

I refer to the above application which I am surprised has been registered as it appears to include a number of errors. The application does not include a Design or Access Statement and surely this should be requested.

The agent appears to have incorrectly completed the application form as both agent and applicant. I attach a recent Land Registry Search that shows the Application site to be currently owned by Mr & Mrs Hickman, who have lived in this bungalow for some time, and perhaps the agent should be challenged as to the information provided in the application form.

In addition, the agent has misrepresented the site boundary lined in red showing the southeast boundary of the Application Site, and purporting to show an area of the upper beach being included in the Application Site. As the District Council's records will show, the Company owns the beach foreshore down to Mean High Water and I can therefore confirm that the agent's assertion concerning the position of this boundary to be incorrect and the application must be revised to correctly represent the extent of land in the Applicant's ownership. I would also confirm that the agent has not served Notice on the Company of a Planning application submitted over the Company's land.

The boundary between the Application Site and the beach foreshore is formed by the retaining wall that is shown on the agent's Site Plan, and also on the OS Plans included with this application, which correctly show the position of the boundary. As mentioned above this must be clarified with the applicant/agent.

Also note that the beach foreshore is designated as part of Pagham Harbour SSSI and if this application is to proceed as submitted, Natural England must be consulted in relation to the application. There is a presumption against construction on the foreshore that will disturb the SSSI and I trust that Natural England will oppose this proposal.

The application at present proposes the formation of steps from a patio adjacent to this boundary, up onto the foreshore, together with the apparent removal of a section of the retaining wall and the installation of decking to encroach onto the foreshore. The removal of part of the retaining wall and the necessary change of levels to the foreshore to accommodate this decking would seem particularly unwise in view of the current quite severe coastal erosion that is occurring to this section of the foreshore and you will see that I have copied this e-mail to the District Council's Coastal Engineer, Roger Spencer, who's views should also be sought.

If this application is to proceed as submitted, the Company's ownership of the beach foreshore included within the applicant's red line boundary must be recognised and Notice served on the Company. The Company will however vehemently oppose this proposal. Again, if this application is to proceed as submitted, I would urge that a far more robust and dedicated Flood Risk Assessment is requested.

I have not as yet made these points to either the Applicant or their agent but I will do so if this application should proceed as submitted.

I therefore wait to hear from you.

Regards

Tony Higham

J.A. Higham MRICS
Secretary

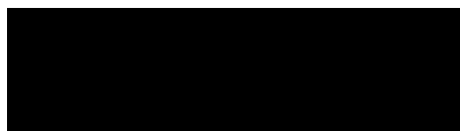
Pagham Beach (Holdings) Ltd

Registered in England No. 630261

Registered office:

Woodlands Cottage, Normandy, Guildford, Surrey

GU3 2HT



Title Number : WSX186377

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 11 NOV 2020 at 14:35:43 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX186377
Address of Property	: 32 East Front Road, Bognor Regis (PO21 4SU)
Price Stated	: £219,000
Registered Owner(s)	: STEPHEN ANTHONY HICKMAN and JAYNE HICKMAN of 32 East Front Road, Bognor Regis, West Sussex PO21 4SU.
Lender(s)	: Leeds Building Society

Title number WSX186377

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 11 NOV 2020 at 14:35:43. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 32 East Front Road, Bognor Regis (PO21 4SU).
- 2 (04.03.1994) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 23 December 1993 made between (1) Dorothy Rhodes Wright (Transferor) and (2) William Paul Hickman (Transferee).
NOTE: Original filed.
- 3 (04.03.1994) The land has the benefit of the rights granted by a Deed of Grant dated 1 February 1994 made between (1) Thomas Christopher Dodd and Zoe Rose Dodd (2) William Paul Hickman and (3) Midland Bank Plc.
NOTE: Original filed.
- 4 (04.03.1994) The land has the benefit of the rights granted by a Deed of Grant dated 28 February 1994 made between (1) Pagham Beach (Holdings) Limited and (2) William Paul Hickman.
NOTE: Original filed.
- 5 (14.06.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.03.2006) PROPRIETOR: STEPHEN ANTHONY HICKMAN and JAYNE HICKMAN of 32 East Front Road, Bognor Regis, West Sussex PO21 4SU.
- 2 (14.03.2006) The price stated to have been paid on 1 March 2006 was £219,000.
- 3 (11.11.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 November 2010 in favour of Leeds Building Society referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (12.03.1985) A Transfer of land at the junction of Sea Lane and The

C: Charges Register continued

Parade dated 7 January 1937 by (1) William Arthur Thornton (Vendor) by the direction of Eric James Bridgwater and Walter Henry Bridgwater and (2) Henry and Constable (Brewers) Limited (Purchasers) contains covenants a copy of which is set out in the Schedule annexed.

- 2 (12.03.1985) A Transfer of the land in this title and other land dated 20 June 1938 by (1) William Arthur Thornton (Registered Proprietor) by the direction of Eric James Bridgwater and Walter Henry Bridgwater (Vendors) and (2) Mary Edith Martineau (Purchaser) contains covenants a copy of which is set out in the Schedule annexed.
- 3 (11.11.2010) REGISTERED CHARGE dated 10 November 2010.
- 4 (11.11.2010) Proprietor: LEEDS BUILDING SOCIETY of 105 Albion Street, Leeds LS1 5AS.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 7 January 1937 referred to in the Charges Register:-

"The Vendor and the said Eric James Bridgwater and Walter Henry Bridgwater for themselves and the person or persons deriving title under them respectively and to the intent that this covenant shall be binding on the property hereinafter mentioned into whosoever hand the same may come but not so as to render the Vendor or the said Eric James Bridgwater and Walter Henry Bridgwater personally liable in damages for any breach thereof committed after he or they or each of them respectively shall have parted with their interest in the land in respect of which such breach shall occur hereby covenant with the Purchasers that they will not erect or allow to be erected any licensed premises on any other part of the Barton Farm Estate at Pagham of which the premises sold form part comprised in Titles Nod. SX3239, SX3361, SX3362, SX3363, SX3364, SX3365, SX3366, SX3367, SX3368, SX3369, SX4734 and SX4761 and in such part of Title P59910 as lies to the North East Ward of the line A-B marked on the plan annexed thereto."

NOTE: The land in this title originally formed part of the land here referred to.

- 2 The following are details of the covenants contained in the Transfer dated 20 June 1938 referred to in the Charges Register:-

"The Purchaser for herself and the persons deriving title under her HEREBY COVENANTS with the Registered Proprietor for the benefit of the remainder of the land comprised in Titles Nod. SX3361 SX3362 SX3363 SX3364 SX3369 P59910 SX7508 SX5853 SX5823 and of other unregistered land of the Registered Proprietor in the Parishes of Pagham Sidlesham and Selsey in the County of Sussex and so that this covenant shall run with the land and bind all persons into whosoever hands the same may come that the Purchaser will not erect or permit to be erected on any portion of the land hereby transferred any fair or amusement park or any swings roundabouts shows or other forms of entertainment usually connected with a Fun Fair or do or permit anything to be done which shall be in any way a nuisance annoyance or inconvenience to the Registered Proprietor or the tenants owners or occupiers of the before mentioned land and property and (except in respect of the rectangular portion of the land hereby transferred which lies between the points marked A.B.C. and D on the said plan which the Purchaser shall be at liberty to enclose and fence off in such manner as she may desire) will not in any manner fence off the land hereby transferred the intention being that the owners and occupiers of the properties on the Kings Beach Estate shall have free access thereover to the beach except as aforesaid AND IT IS HEREBY DECLARED that the Registered Proprietor reserves the right to sell or dispose of any land forming part of his said lands for the benefit of which this covenant is made either subject to or free from the like covenant and also the right to waive vary or release the same in respect of any portion of the land hereby transferred."

NOTE: The rectangular portion is wholly outside this title.

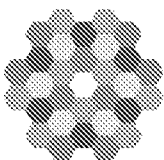
Title number WSX186377

End of register

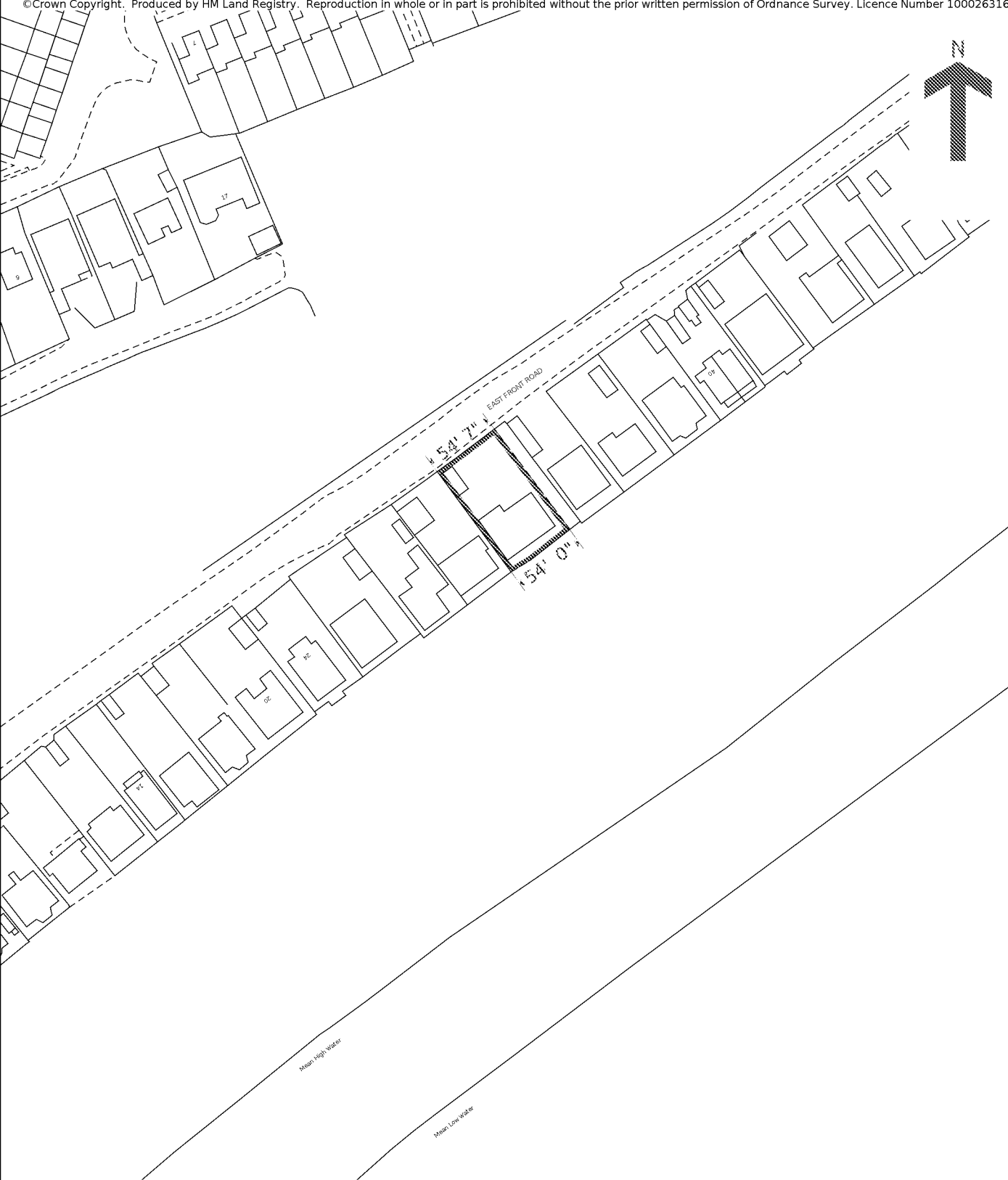
HM Land Registry

Current title plan

Title number **WSX186377**
Ordnance Survey map reference **SZ8997SW**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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