

Recommendation Report

Application No.

P/23/13

Committee

☐

:

Date

Delegated

☒

Recommend Permission

☒

Recommend Refusal

☒

	Date	Signature
Prepared by Case Officer	29.04.13	
Agreed by Team Leader	1.5.13	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

HOLD !!

NA - YOUR OPINION PLEASED.





Mr B Butcher
Rainbow Cottage
Nyetimber Lane
Aldwick
West Sussex
PO21 3JX

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

Our Ref: P/23/13/

Please ask for:

**Melissah Osland
01903 737773**

Dear Mr Butcher

22 March 2013

**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

Application for Planning Permission for Works or Extension to a Dwelling

Development Single storey rear extension

Location 118 Pagham Road Pagham,,

Receipt:

C G Cooper

Receipt No. P92163 Amount £ 172

Thank you for your application received on 18th March 2013. I am writing to acknowledge that it was accepted as a valid application on 22nd March 2013. 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: Melissah Osland, who will be dealing with your application, to discuss the matter.

The Council will publicise this application by means of a site notice on or near the application site and on our website. The notice needs to be displayed for not less than 21 days. During this time I hope you will do all that you can to ensure that it is not removed or defaced and that it is removed at the end of the specified period. If there are any problems with regards to the site notice (e.g. vandalism), please contact your Case Officer.

Your application cannot be determined until the end of the statutory publicity and consultation periods which is 25th April 2013.

You can follow how your application is progressing on the Council's website:

www.arun.gov.uk/planning.

The Council aims to make as many decisions as possible before the end of the statutory determination period, which in this case will be 17th May 2013. 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 17th May 2013 or agreed in writing to extend the time in which the Council make a decision, you have 12 weeks in which to appeal to the Secretary of State. Your appeal (under Section 78 of the Town & Country Planning Act 1990) 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 on a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Or from the planning portal website www.planningportal.gov.uk/planning/appeals/.

pack



Mr B Butcher
Rainbow Cottage
Nyetimber Lane
Aldwick
West Sussex
PO21 3JX

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

Our Ref: **P/23/13/**
Your Ref:

Please ask for:
Mrs D Johnson
01903 737762

Dear Mr Butcher

22nd March 2013

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for Planning Permission for Works or Extension to a Dwelling

Development Single storey rear extension
Location 118 Pagham Road Pagham

Thank you for your recent application which I received on 18th March 2013. It is being dealt with by Mrs D Johnson who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

The existing East elevation does not accord with the existing East floor plan. Please amend accordingly. ✓ 22-3-13

Please provide the above by **5th April 2013**. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

If this letter has crossed with you providing the information, please ignore it.

pincagl

11231131

WCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
Listed Building Design	WSD + CO	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
National Planning Casework Unit	MFF	
Ministry of Defence Safeguarding - choose from either: general planning applications MO1 , for Wind Turbines MOD , or for Offshore developments MO2		
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council/South Downs National Park)	WOR/CHI/HOR/ NMP/NP	
Landscapes	LDS	
Aboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Windturbine Developments - Directorate of Airspace Policy - CAA Ministry of Defence Safeguarding MOD Ofcom - OFC , NERL Safeguarding-NATS-CTC - WFC		
TSU WILL ALWAYS DO:		
Relevant Parish Council		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Ian Brewster - any tree applications (HOR)		
Environment Agency - if development in a flood plain (EA)		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Southern Gas Networks GBO (Check Utility Maps - applies in Shripney and Crossbush)		

1508 2243 ✓



Pagham Parish Council
Mr C C Braby
Village Hall
Pagham Road, Pagham
West Sussex
PO21 4NJ

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

Your Ref: 000014972
Our Ref: P/23/13/
Please ask for:
Ms M Osland

18th April 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Single storey rear extension
118 Pagham Road Pagham

Thank you for your internet comments made on 18th April 2013 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 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 will 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.

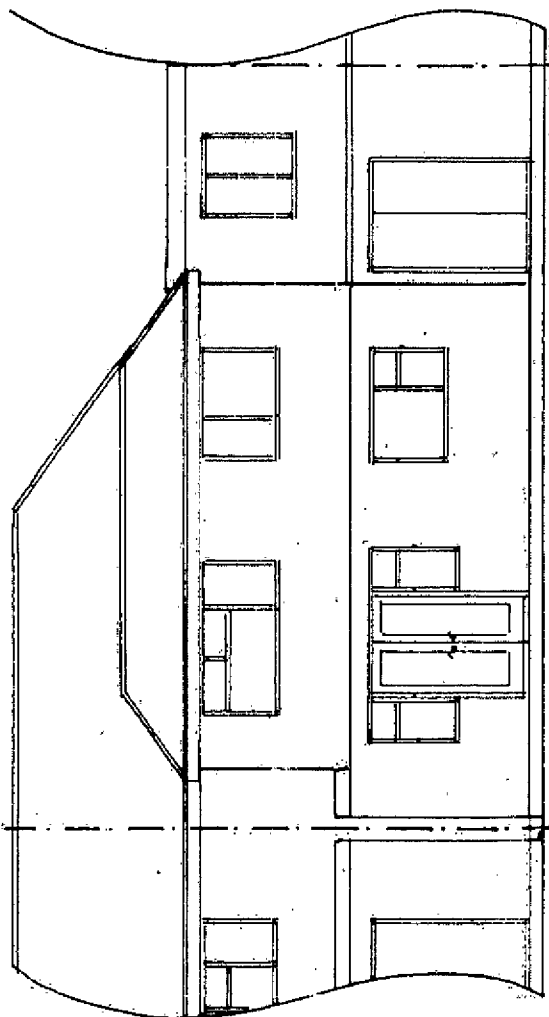
In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

I wish to make the following comments about this application.

- 1/. From the drawings that I have seen, the applicant is proposing to build up to the boundary. I am responsible for that boundary, and require that I am able to keep it maintained.
- 2/. In the same vain, Mr Cooper will also need to keep his building properly maintained. I have recently approached him with regard to this, and he agreed to leaving enough room (65 Centimeters from the boundary) to allow for said maintenance without needing access to each others property.
- 3/. There is only 12 inches between the walls of our ground floor extensions, and is almost impossible to keep clear of weeds, especially Ivy which is very hard to kill, and also very destructive.
- 4/. There is also the problem that he is intending to build within 1 Meter of the Soakaway for my flat roof, which on my plans states "Soakaway 15 ft from any building" See P/117/82BR 20-09-1982.
It would also mean that he would also be building over the Soakaway of his own ground floor extension added later to his property.
- 5/. During the last 2/3 years a first floor extension was added above that extension, and I fear that it could also be the case for this one in due course. Which would be un-neighbourly
- 6/. There is also the question of rain water run off. His first floor extension added a huge area to the roof.
This has been connected into the down pipe for the original 1956 Soakaway, which is now under the floor of his House.
There seems to be no mention of how the run off from this latest extension roof will be got rid of, as I believe we are not allowed to dispose of it down the local sewers.

Ted Brodie 29-04-2013



east

1 : 100