



From: Stuart Corbey
Sent: 20 December 2018 17:10
To: Planning.Responses
Subject: FW: 2 Pagham Road, P/99/18/HH

Please save as pre commencement -- officer correspondence

From: Paul Wright [REDACTED]
Sent: 20 December 2018 12:29
To: Stuart Corbey
Subject: RE: 2 Pagham Road, P/99/18/HH

Stuart,

I accept the content of the letter as proposed. I am agreeable to the time extension until 4th January 2019, however given the expediency of my response, I would appreciate a decision prior to Christmas if possible.

Merry Christmas to you also.

Kind Regards,

Paul

From: Stuart Corbey [mailto:Stuart.Corbey@arun.gov.uk]
Sent: 20 December 2018 11:46
To: 'Paul Wright' [REDACTED]
Subject: RE: 2 Pagham Road, P/99/18/HH

Paul,

In reference to the above application officers are minded to permit the scheme. In consideration of the Christmas break and our need to seek your agreement to the content of the attached letter, we would like to request an extension to the time until the early part of January 2019 to enable us to get up to speed with issuing this decision.

Please see the attached letter for your agreement to a pre commencement condition.

With this in mind would you be agreeable to an extension of Time until 4th January 2019?

Your written response would be most appreciated.

Please let me take this opportunity to wish you a very Merry Christmas.

Kind regards

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.

From: Paul Wright [mailto:paulwright@creative-lettings.co.uk]

Sent: 18 December 2018 16:28

To: Stuart Corbey

Subject: FW: 2 Pagham Road, P/99/18/HH

Hi Stuart,

Apologies I have just realised that the line thickness was too thick on the proposed elevation drawing I sent you earlier. Please see corrected version.

Kind regards
Paul Wright

From: Paul Wright [mailto:paulwright@creative-lettings.co.uk]

Sent: 18 December 2018 13:11

To: 'Stuart Corbey' <Stuart.Corbey@arun.gov.uk>

Subject: FW: 2 Pagham Road, P/99/18/HH

Hi Stuart,

Please find updated section drawing as per telephone discussion.

As confirmed I am happy to any approval including the condition of the pool house being completed as part of the works.

Many thanks,

Paul Wright

From: Paul Wright [mailto:paulwright@creative-lettings.co.uk]

Sent: 18 December 2018 12:07

To: 'Stuart Corbey' <Stuart.Corbey@arun.gov.uk>

Subject: RE: 2 Pagham Road, P/99/18/HH

Hi Stuart,

Please see attached updated drawings, including a minor correction to the existing elevation plan, and I have added the existing outbuilding in dotted / hidden on the proposed elevations as requested.

I am not sure what more detail I can provide to the cross-section P006_B so please could you give me a call to explain what exactly you require, and I will get this done immediately. I have left you a voicemail also this morning.

Please also accept this email as my acceptance to the time extension of this assessment.

Kind Regards,

Paul Wright
[Redacted Signature]

From: Stuart Corbey [<mailto:Stuart.Corbey@arun.gov.uk>]
Sent: 17 December 2018 12:26
To: 'Paul Wright' [REDACTED]
Subject: RE: 2 Pagham Road, P/99/18/HH

Paul,

Thank you for the email and attached plans.

What would be helpful is a cross section and elevation of the proposed development inclusive of the site arrangement with the existing outbuilding (dotted line) in addition to extant permission under P/18/03. This level of plan would make the situation more clear and assist with the assessment.

Once this has been provided and with your agreement an extension of time to conclude our the assessment would be appreciated.

Thanks very much!

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@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.

From: Paul Wright [REDACTED]
Sent: 12 December 2018 19:57
To: Stuart Corbey
Subject: 2 Pagham Road, P/99/18/HH

Hi Stuart,

As per our phone conversation earlier today, please find attached revised drawings to show the existing structures. I have also provided an additional section view to demonstrate the complete obscuration of the side flank window of No. 4 Pagham Road from the balcony area.

Any further questions, please advise.

Kind Regards

Paul Wright
[REDACTED]

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Littlehampton
West Sussex. BN17 5LF

Tel: (01903) 737500

Sent via email

web: www.arun.gov.uk
email: stuart.corbey@arun.gov.uk

20th December 2018

Your Ref: .

Our Ref: P/99/18/HH

Please ask for:
Stuart Corbey
Development Management
Direct Line: (01903) 737784

Dear Mr Wright,

**Town and Country Planning (Pre-commencement Conditions) Regulations 2018 -
Notice regarding intention to impose pre-commencement conditions**

A pre-commencement condition is defined in section 100ZA(8) as a condition imposed on a grant of planning permission (other than a grant of outline planning permission within the meaning of section 92 of the 1990 Act) which must be complied with (a) before any building or operation comprised in the development is begun, or (b) where the development consists of a material change of use of any buildings or other land, before the change of use is begun.

The LPA are considering imposing the following pre-commencement conditions on the application mentioned above.

Condition 3

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

From 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the

circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

In order to progress your application you are asked to confirm in writing your acceptance of the proposed condition(s) by 30th December 2018. If you provide a substantive response before the (insert date) we may be able to issue a decision prior to that date.

Your other options are:-

- provide comments (within the time limit) on the proposed pre-commencement condition, in which case that condition cannot be imposed
- choose not respond (i.e. remain silent). If there is no response by the date given in the notice the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice
- indicate (within the time limit) that you do not agree to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:
 - i. grant planning permission without the pre-commencement condition,
 - ii. seek written agreement to an alternative pre-commencement condition, or
 - iii. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

Please contact me to discuss the matter if there is anything in the letter that you require clarification on.

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact me.

Kind regards

Stuart Corbey
Senior Planner

Development Management
Arun District Council