

From: Zac Denton
Sent: 09 July 2019 10:58
To: PAUL BOND [REDACTED]
Subject: RE: R/88/19/PDH

Dear Mr Bond,

It is not Council practise to deal with both the applicant and agent, I asked Mr Tanner to advise you that any correspondence must come through him, as the agent. Given that Mr Tanner is now on holiday, I am happy to communicate with you until his return.

I have sought legal advice (from The Council's legal department) in this instance, and it is the legal position that a re-application would be necessary.

To answer your previous query, there was not another way to apply for prior approval under the previous regulations, that would not have the imposed date of the 30th of May.

As I informed your agent, it is not the planning departments responsibility to inform you, or your agent, as to what type of application to submit. The legislation is publicly available, and clearly stated the date by which works would need to be completed.

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.

From: PAUL BOND [REDACTED]
Sent: 05 July 2019 16:23
To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: SARAH BOND [REDACTED] Max Tanner [REDACTED]

Subject: Re: R/88/19/PDH

Hi Zac,

I do not understand why you will not respond to any of our emails or voicemails.

Our architect has now gone on holiday for 2 weeks so you really need to communicate directly with us to resolve this ludicrous position that we find ourselves in.

For reference, Lib Dem Councillor Amanda Newton has raised our case with your head of planning Neil Crowther, and if we don't get a satisfactory explanation by close of business on Monday 8th July, then we will also forward this email and all corresponding details to your Chief Executive Nigel Lynn, and ask him to explain if he believes this is reasonable.

There has to be a way forward Zac, as I cannot believe that every local authority has adopted the same stance of chucking their residents off a cliff edge at the end of May, when the legislation changed.

We look forward to hearing back from you.

Regards,

Paul & Sarah

On Wednesday, 3 July 2019, 19:10:20 BST, PAUL BOND [REDACTED] wrote:

Hi Zac,

Thank you for this information.

If you could possibly answer one question for us we would very much appreciate it.

The question is, was there another pathway to apply for permitted development under the new legislation, before it was introduced?

i.e. was there an option to apply for permitted development in March / April 2019, that would have given us longer to complete the works, even if it was granted as in our instance on 23rd May 2019?

Appreciate any advice you can offer.

Kind regards,

Paul

----- Original Message -----

Subject: RE: R/88/19/PDH

From: Zac Denton

To: Max Tanner

CC: [REDACTED]

Dear Mr Tanner,

Thank you for your email.

The legislation is publicly available and clearly stated the date by which extensions would need to be completed.

It is not the responsibility of the planning department to advise you, or your applicants, as to what application to submit.

The re-submission will be dealt with under the current legislation.

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

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From: Max Tanner [REDACTED]
Sent: 02 July 2019 17:01
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: Re: R/88/19/PDH

Zac,

Then why on earth did we both to apply if we were only going to get 7 working days Why did you not

tell us that we would have insufficient time to do anything. We could have applied for full planning

permission if we knew we would be wasting our time with this fiasco. What possible use is such a short

time? You should have said 'look if you delay this application it will be dealt with under different legislation and you will be allowed more time'.

We have resubmitted the application so presumably it will be dealt with under the current legislation.

Regards

Max Tanner

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 02 July 2019 08:10
To: Max Tanner
Subject: RE: R/88/19/PDH

Dear Mr Tanner,

Thank you for your email.

The previous GPDO amendment, allowing for Prior Notification of (larger) extensions to homes, was published in March 2015, stating the deadline of "*on or before the 30th May 2019*". The notification process, if carried out at any point after March 2015 (when the deadline was set), would then need to be completed by the 30th of May 2019.

I do not share your belief that the Council has 'misinterpreted' the legislation.

Additionally, could you please advise your clients that all correspondence should come through you.

Kind regards,

Zac

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From: Max Tanner [REDACTED]
Sent: 01 July 2019 11:25
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: Re: R/88/19/PDH

Hi Zac,

Do you mean to tell me that these notifications only allow 9 days to obtain Building Regulations consent

and then a an extension which could project 5.0m and be the width of the house. You are misinterpreting

the regulation because if this were true nothing would be built. As it is our builders are contracted to

commence in July and the work will take at least two months!

Regards

Max Tanner

From: Max Tanner [REDACTED]
Sent: 01 July 2019 12:07
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: Re: R/88/19/PDH

Hi Zac

The problem is that the certificate was issued on the 21st May 2019 and the completion date is 30th May 2019.

This is just not possible. We are still waiting for Building Regs approval and the Builders are not able to attend

site and commence work until 15th July.

A time scale of just 9 days NOT the legislation allows for.

Regards

Max Tanner

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 01 July 2019 10:15
To: Max Tanner
Subject: RE: R/88/19/PDH

Dear Mr Tanner,

Thank you for your email.

We can find no details of transitional matters within the new legislation, therefore, it is considered that commencement at current would be unlawful.

It is recommended that you submit a new notification, which would then not have the previously applied statutory date.

Kind regards,

Zac

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From: Max Tanner [REDACTED]
Sent: 01 July 2019 09:56
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: Re: R/88/19/PDH

Hi Zac,

What you say may be true, but we have had to wait for Building Regulations approval which could not

be submitted before we knew we had permission. How on earth can we be expected to construct an

extension in 10 days! Why is it that other local authorities that I deal with have not done the same as

you?

What are we expected to do now? Wait for you stop us with the build?

We need an urgent response for us on this.

Max Tanner

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 01 July 2019 08:14
To: Max Tanner
Subject: RE: R/88/19/PDH

Dear Mr Tanner,

The certificate was issued correctly, in that the legislation at the time stated that works would need to be completed before the 30th of May.

It is noted that the legislation is **now** different to the legislation the proposal was decided under, however, this was not known at the time.

Kind regards,

Zac

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From: Max Tanner [REDACTED]
Sent: 28 June 2019 12:41
To: Zac Denton <Zac.Denton@arun.gov.uk>
[REDACTED]
Subject: Re: R/88/19/PDH

Dear Zac,

29 Broadmark Lane, Rustington BN16 2HD

I telephoned in May when the error outlined below was first identified but I and my client
Mr and Mrs Bond are still awaiting a revised Decision Notice.

The Date of the Decision is given as 21 May 2019

The Date of Completion of works is on or before 30th May 2019 !!!

I always thought it was 3 years not 9 days.

Please can you send me a revised Decision Notice asap with the correct completion date.

Regards

Max Tanner

M J J Tanner Ltd

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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