Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Magnolia Cottage

Address Line 1

The Street

Address Line 2

Address Line 3

West Sussex

Town/city

Walberton

Postcode

BN18 0PJ

Description of site location must be completed if postcode is not known:

Easting (x)

497236

Northing (y)

105862

Description

Applicant Details

Name/Company

Title

Dr

First name

Michael

Surname

Davis

Company Name

Address

Address line 1

Magnolia Cottage

Address line 2

The Street

Address line 3

Walberton

Town/City

Country

United Kingdom

Postcode

BN18 0PJ

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ⊘ No

Contact Details

Primary number

[redacted]

Secondary number

[redacted]

Description of Proposed Works

Please describe the proposed works

The objective is to repair and make safe an existing cracked boundary wall which is being displaced outwards towards the public highway (Church Lane) by a protected mature sycamore tree. Tree removal is not an option. If nothing is done to intervene the wall may fall. The proposal is to:
a) demolish approx 3m of the boundary wall and to replace it on the existing boundary line with metal railings of appropriate character
b) repair the remaining wall which will terminate approx 3m shorter than at present. The existing bricks and coping stones will be re-used to re-build the repaired section.
c) as the current street sign is fixed to the wall at a location that will be removed, we propose that it is re-instated either as a free-standing sign to the front verge or to the repaired wall.

Has the work already been started without consent?

- ○ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ○ Don't know
- ○ Grade I
- ○ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

- ○ Don't know
- ○ Yes
- ⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ○ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ○ Yes
- ⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ⊘ Yes
- ○ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ○ Yes
- ⊘ No

b) works to the exterior of the building?

- ○ Yes
- ⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ⊘ Yes
- ○ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ○ Yes
- ⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

To make the front boundary wall safe, a 3m section of the existing wall would be removed and replaced with metal railings. Other options have been considered including installing a lintel above the tree roots that are causing displacement. However, investigation has shown that the tree roots are so extensive and so close to the wall that removal of part of the wall is the only feasible option. There would be no alterations to buildings or any other structure at the property.

Materials

Does the proposed development require any materials to be used?

- ⊘ Yes
- ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
The existing wall is made up of brick pieces, halves, three-quarters, and full bricks and capped with saddleback coping bricks and bonded together using lime mortar.

Proposed materials and finishes:
For the repaired section of wall, the existing bricks and copings will be cleaned and re-used to re-build the wall to terminate approx 3m shorter than the existing wall. A replacement oak post will be installed to form the gate closer. The approx 3m gap between the oak post and new wall end will be filled using a metal railing of appropriate character.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

1. Photos of existing wall and location
2. Sketch of proposed works

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

The tree causing the wall to lean is shown on the supplied photos and Sketch of Proposed Works.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ○ Yes
- ◉ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ◉ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ◉ Yes
- ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Principal Conservation Officer ADC

First Name

Marlyn

Surname

White

Reference

Site visit

Date (must be pre-application submission)

10/01/2022

Details of the pre-application advice received

1. Retain the tree as it is within Walberton Conservation Area.
2. Rebuild repaired section to existing pattern.
3. Re-use existing materials.
4. Retain existing height of repaired section of wall.
5. Replace demolished section of wall with fencing/railings.
6. Include photos with application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.**
**** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
Sally Davis

House name:
Magnolia Cottage

Number:

Suffix:

Address line 1:
Magnolia Cottage

Address Line 2:
The Street

Town/City:
Walberton

Postcode:
BN18 0PJ

Date notice served (DD/MM/YYYY):
09/06/2022

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Dr

First Name

Michael

Surname

Davis

Declaration Date

09/06/2022

- [x] Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Michael Davis

Date

09/06/2022