



ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION

FOR OFFICIAL USE ONLY
App. No: .. WA/7/06 ..
Date Received .. 12/1/06 ..

IT IS IMPORTANT THAT YOU READ THE NOTES PREPARED FOR GUIDANCE OF APPLICANTS
6 copies of this form required, together with plans and appropriate fee.

1. APPLICANT (in BLOCK CAPITALS)

Name .. CRAYFERN HOMES LTD ..
Address .. VICTORIA HOUSE ..
.. 14, ST. JOHNS RD, HEDGE END, ..
.. SOUTHAMPTON, HANTS. ..
Post Code: .. SO3 4AB ..
Tel. No: .. 01489 773577 ..

AGENT (if any) to whom correspondence should be sent
(in BLOCK CAPITALS)

Name .. D. HARRIS ..
Address .. 45, LANGLLEY GROVE ..
.. ALDWICK, BORDOIR RECHS. ..
.. WEST SUSSEX. PO21 4LJ. ..
Post Code: ..
Tel. No: .. 01243 265758 ..

2. Type of Application

(a) Full planning permission
(including changes of use).

State
Yes or No

YES

(b) Outline planning permission.

NO

(c) Approval of reserved matters following
the grant of an outline permission.

NO

(d) Permission for continuance of use without
compliance with a condition imposed on
a planning permission.

NO

If yes, describe those matters which form part of your application:
a) the layout of the site YES/NO
b) the number, siting, design and external appearance of the building YES/NO
c) the landscaping of the site YES/NO
d) the means of access to the site YES/NO

If yes, state the number of the outline permission and describe those
matters which form part of your application:
a) the layout of the site YES/NO
b) the number, siting, design and external appearance of the building YES/NO
c) the landscaping of the site YES/NO
d) the means of access to the site YES/NO

If yes, state the number of the planning permission and the condition
number:
a) Planning permission number
b) Condition number

3. (a) Full address or location of the land to which application relates.

PLOT 4, FORMER DEANS YARD, ORCHARD WAY, FONTWELL,
WEST SUSSEX.

(b) State whether applicant owns or controls any adjoining land.

State
Yes or No

YES

If yes, this land must be edged
blue on the location plan.

(c) Area of Site 0.03 hectares/sq.metres*

*Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans in
metres.

(d) Description of proposed development

(if residential development, state no. of units proposed and
type if known e.g. houses, bungalows, flats)

REVISION TO HOUSE AND
GARAGE (RE SUBMISSION OF
WA/25/03)

(e) State whether the proposal involves:

Revisions to house and garage. (Amendment to State
WA/25/03) Yes or No

(i) New building(s) or structure(s)

YES

(vi) Closure of existing access

NO

(ii) Alteration or extension of existing building(s)

NO

(vii) A Building of Special Architectural
or Historic interest or demolition
within a Conservation Area.

(iii) Change of use only

NO

If yes, a separate application for
Listed Building Consent or
Conservation Area Consent
may be necessary.

(iv) Construction of a new vehicular
access to a highway pedestrian

NO

NO

NO

(v) Alteration of an existing vehicular
access to a highway pedestrian

NO

NO

(viii) Any public Right of Way existing
within the site.

NO

4. Particulars of Use of Buildings or Land: state

(a) Present use

(b) If vacant the last use

COMMERCIAL

5. Additional Information

State
Yes or NoState
Yes or No

(a) Is the application for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly? (see note 5).

NO

If yes, complete part 2 of form CP1. Is the application accompanied by and industrial Development Certificate?

(b) Is the application for the winning or working of minerals?

NO

If yes, complete part 4 of form CP1.

(c) Is the application for an agricultural dwelling or building?

NO

If yes, complete part 6 of form CP1.

(d) Does the proposed development involve the demolition of any residential units?

NO

If yes, how many units?

Please indicate their positions on plans

(e) Does the proposed development involve the felling of trees?

NO

If yes, please indicate their positions on plans.

(f) Is this an application for joint development, i.e. where the local planning authority has an interest in the development?

NO

If yes, please specify interest

(g) (i) How will surface water be disposed of?

(i)

Existing

Proposed

(ii) How will foul sewage be disposed of?

(ii)

SOAK AWAYS
MAINS

6. Plans (See Note 6) N.B. 6 sets of all drawings required.

LOCATION PLAN SCALE 1:1250;
List of drawings and plans submitted - indicate drawing numbers and scales. SITE LAYOUT PLAN 1:500;
DRAWING NO. 24200/06D; FLOOR PLAN 1:100 DRAWING NO. 242.00/15A; ELEVATIONS
SCALE 1:100 DRAWING NO. 242.00/28

7. Fees (See Note 7).

If a fee is submitted please give the amount

£ 2.65.....

8. It is important that this application is signed and dated:

Signed

Date

10/1/2006

On behalf of CRAFT FERN HOMES LTD. (Insert Applicant's name if signed by an agent)

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

N.B. A signed certificate MUST accompany this application (See Note 9).

If the applicant is the sole owner (a) the following certificate should be completed and signed.

Certificate A

I hereby certify that:

(a) 'Owner' means a person having a freehold interest or a tenancy the unexpired term of which was not less than 7 years..

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates on the day 21 days before the date of the accompanying application.

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

*3. *I have

given the requisite notice to every person other than

*myself

The applicant has

himself

who on the day 21 days before the date of application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

*Delete where inappropriate

Name of Tenant

Address at which
Notice was servedDate on which
Notice was served**DATA PROTECTION**

The information contained in this form will be used by Arun District Council for the purposes indicated and will be further used or transferred to other organisations or individuals, only as the law permits.

Signed

*On behalf of

CRAFT FERN HOMES LTD.

Date

10/1/2006

DAVID HARRIS BTP. MRTPI.**Chartered Town Planner****Planning & Development Consultant**

45 Langley Grove
 Aldwick
 Bognor Regis
 West Sussex
 PO21 4LJ

Tel/Fax: 01243 265758
 Mobile: 07977058499
 e.mail: porka986@aol.com

My ref. CH/DY/05/A

10th January 2006.

Dear Sir/Madam,

ARUN DISTRICT COUNCIL				
No.	WA	7	06	
RECEIVED		12.1.06		

Proposed revisions to house and garage on Plot 4, (re submission of WA/25/03) at former Deans Yard, Orchard Way, Fontwell, West Sussex.

Background to application.

As you will be aware planning permission was recently granted in relation to revisions to Plots 2 and 10 under WA/87/05. Those revisions as with the present proposal achieved improvements in accommodation as well as providing more visually attractive elevations. Although the amendments are relatively minor, it is acknowledged that a further planning permission is required. A cheque to the value of £265 is enclosed in relation to the fee.

Planning considerations.

As will be seen from a comparison with the approved dwelling, the house proposed retains the basic elements of the original with the addition of a utility room at ground floor, a larger fourth bedroom at first floor and some rearrangement of the internal accommodation, all enabled by the two storey link with the previously detached double garage.

In essence the building mass is increased by only 3m. in width with a ridged roof considerably lower than the roof to the approved house.

The design improves the visual appearance at the end of the culs de sac in providing a visual stop whilst at the same time resulting in a pleasing elevation.

Insofar as the amenities of the occupiers of adjoining properties are concerned, the houses to the rear in Hunters Mews have a reasonable length of rear garden and the proposed section of further building would appear to be between Nos. 3 and 4 at a point where the garages and the space between them occurs.

Cont....

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It will be seen from the elevations that no further windows are proposed at first floor to ensure no overlooking of those houses to the rear.

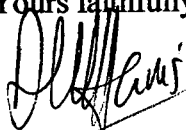
Conclusions.

The revisions as proposed, in my view, represent an improvement in both the layout and design. Furthermore, no adverse affect on the neighbouring occupiers would result from the current proposal and it is therefore believed that there is no conflict with Local Plan Policies and accordingly the application should be approved.

In the event that the application is formally considered by the Planning Committee I would be pleased if you would ensure that the contents of this letter are incorporated into the Report.

Should you require any further information then please let me know.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'David Harris', written over a horizontal line.

David Harris.

