

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 January 2021 11:52
To: Planning Scanning
Subject: FW: WA/87/20/CLE

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 13 January 2021 11:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/87/20/CLE

Please scan as additional correspondence with agent

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: stephen jupp [REDACTED]
Sent: 12 January 2021 17:23
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: WA/87/20/CLE

Ideally but not always

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX



Business Hours - 09:00 to 17:00 Monday to Friday

On 12 Jan 2021, at 17:21, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Stephen,
A separate, entirely independent flat would have its own bills and a separate postal address.
Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place
<[image010.jpg](#)>
T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: stephen jupp <[image014.jpg](#)>
Sent: 12 January 2021 17:12
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Tom Reynolds <[image015.jpg](#)>
Subject: Re: WA/87/20/CLE

Anita
SO what you are saying it is like a flat! Flats have a shared drive and shared parking and amenity areas!
A flat is a single dwelling house
This unit has its own separate entrance into the building.
It must be plain beyond peradventure that it is a separate planning unit

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX



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On 12 Jan 2021, at 17:09, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Stephen,

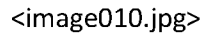
The CLE will be refused on the basis that the accommodation is provided within a building used for other purposes and is close to the dwelling occupied by the applicant's parents and it is not clear that the premises do constitute a separate dwelling rather than a family annexe.

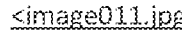
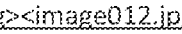
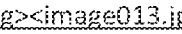
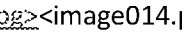
Analysis of the evidence suggests access is via one current single access to the highway which continues to serve the house and flat with no separation of the two properties, there is no demarcation between the two properties, and no garden or parking exclusively for the flat. There is no exclusive garden/parking space because they are shared facilities, which indicates a close physical connection between the two units and there is no evidence provided of separate bills or addresses and it appears that the area dedicated to residential use within the flat is not unduly large in comparison to the associated dwelling.

The application will be determined by 4pm on this basis so please let me know if you wish to withdraw the application prior to determination.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place
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T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: stephen jupp [REDACTED]
Sent: 12 January 2021 13:20
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Tom Reynolds [REDACTED]
Subject: Re: WA/87/20/CLE

Anita

With due respect that is unreasonable - there is no way I would withdraw without knowing what the issue is...

I see NO reason why you cannot let me know what the issue is

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX



Business Hours - 09:00 to 17:00 Monday to Friday

On 12 Jan 2021, at 13:18, Anita Gardner
<Anita.Gardner@arun.gov.uk> wrote:

Steve,

I can't provide you with additional details at this stage. The reasoning will be set out in the officer report.

You can withdraw the application before 3.30pm today and resubmit at a later date or the application will be refused.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place
<image002.jpg>
T: 01903 737529
E: anita.gardner@arun.gov.uk

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<image004.jpg><image006.jpg><image008.jpg><image014.png>

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From: stephen jupp [REDACTED]
Sent: 12 January 2021 12:58
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Tom Reynolds [REDACTED]
Subject: Re: WA/87/20/CLE

Anita

A refusal?? Really??
Are you able to set out on what grounds before a refusal is issued?

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

[REDACTED]

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On 12 Jan 2021, at 09:32, Anita Gardner
<Anita.Gardner@arun.gov.uk> wrote:

Hi Stephen,
Happy New Year to you too.
I have been seeking legal advice in respect of
whether the unit constitutes a separate dwelling
and the response was received yesterday. It is likely
that the application will now proceed to refusal in
the next few days, following receipt of this
response.
Regards
Anita

Anita Gardner
Principal Planning Officer,

Directorate of Place
<image010.jpg>
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E: anita.gardner@arun.gov.uk

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From: stephen jupp [REDACTED]
Sent: 12 January 2021 07:14
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: WA/87/20/CLE

Hi Anita and happy new year
Please can I have an update on this case, including a
likely determination date
Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

[REDACTED]
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