

[REDACTED]

From: Andrew Burns [REDACTED]
Sent: 02 May 2019 21:01
To: Planning.Responses
Cc: Neil Crowther
Subject: Re: Planning Decision on Y/16/19/CLP

FAO. Mr N Crowther

Dear Mr Crowther

With reference to the attached refusal letter that I received from you, where I need to replace an existing 60 year old garage that is in a deteriorating condition, I should like to point out that I came into your ADC offices and spoke to a Planning representative at one of the desks in the reception area. I showed the lady photographs of the garage and it's situation and explained that I need to replace the garage. I pointed out that I wished to make the garage about 95 cms wider so that I could finally be able to put my car away and be able to open the door to exit the vehicle! The expansion would be into dead space on the property side that I struggle to keep weed free and would still leave about 80 cms space so that I access the side of the new garage.

Your colleague told me that I would need to obtain a Lawful Development Certificate and explained how I might obtain the application form online. This I obviously did and have paid a fee of £103 and waited 2 months for the appropriate certificate. I was very surprised and disheartened to receive your refusal. I have spoken to Mrs Easton who was very helpful and explained that this certification was not permissible as the garage was situated in front of the line of our property. I found this extraordinary as the garage has been in this position for 60 years. It is going to cost me many thousands of pounds to replace the garage so it makes sense to make it wide enough to get a modern vehicle into and not to just be a store room.

The only people who will be aware that the garage is a little wider is my wife and myself. From the Lane the garage will look the same as the length won't change. There is a tall hedge and a fence between us and next door and the owner, whom I have spoken to, is not at all concerned as he is not really aware of the garage. I know that everything seems to be tied up in rules and regulations to the extreme these days but is there no room anymore for common sense or discretionary judgements to be permitted?

To rub salt in it, the bungalow next door is currently being converted to a house and a double garage is being built in front of the property on their boundary, and the property opposite recently built another extension. I appreciate that all this is with planning permission and Mrs Easton has explained that we will have to apply for planning permission to replace our garage. It just seems so extreme in comparison and, of course, it is going to cost quite a few hundreds of pounds to employ a planning consultant and have drawings done.

I would appreciate any positive comments that you are able to offer before embarking on the next stage.

I apologise for the length of the spiel and thank you for your kind attention

Yours sincerely

Andrew Burns

A N M Burns

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Sent from my iPad

On 30 Apr 2019, at 15:51, "planning.responses@arun.gov.uk" <planning.responses@arun.gov.uk> wrote:

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

DX 57406 Littlehampton

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