

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Forge Cottage
Address line 1	Church Road
Address line 2	
Address line 3	
Town/city	Yapton
Postcode	BN18 0ER
Description of site location must be completed if postcode is not known:	
Easting (x)	497788
Northing (y)	103329

Description	
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2. Applicant Details

Title	Mr
First name	Donald
Surname	Macdonald
Company name	
Address line 1	Forge Cottage, Church Road
Address line 2	
Address line 3	
Town/city	Yapton

2. Applicant Details

Country

Postcode

BN18 0ER

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

See file "Y_34_17_HH_Application for removal or variation of a condition.pdf"

Reference number

Y_34_17_HH

Date of decision (date must be pre-application submission)

06/09/2017

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

See "Y_34_17_HH_Application for removal or variation of a condition.pdf"

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See "Y_34_17_HH_Application for removal or variation of a condition.pdf"
See "Forge Cottage, Yapton_Y_34_17_HH_Proposed change to pre_condition.pdf"

6. 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

7. Pre-application Advice

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

☐ Yes ☒ No

7. Pre-application Advice

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	Mr
First name	Simon
Surname	Davis
Reference	

Date (Must be pre-application submission)

06/08/2020

Details of the pre-application advice received

On Fri, Aug 14, 2020 at 4:44 PM Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Mr MacDonald,

Thank you for your enquiry as received 06/08/20.

I write to confirm that in accordance with the Business and Planning Act 2020, the time limit for implementing your planning permission is automatically extended to the 1st May 2021.

I trust this gives you the certainty that you are seeking.

I would also take this opportunity to remind you of the requirement to discharge condition 3 prior to any new development works commencing and would refer you to our guidance on the information that will be needed to support such an application for discharge - <https://www.arun.gov.uk/surfacewater/>.

Kind Regards.

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place

email to Simon, 16 Aug. 2020

Dear Simon,

We kindly submit our response to discharge condition 3 prior to any new development works commencing. Given this is a single detached house and a detached dwelling, there is no reason why we are not able to develop when there is already another condition that we are not able to dwell in the said new extension until the Surface Water drainage system has been implemented. This should provide planning with the necessary safeguard in place. Secondly we have already dug a significant hole in our garden to identify the existing soakaway for potential expansion, if needed, unfortunately without any success. Therefore we will require a new soakaway for the new house extension section only.

In summary, I have attached the support document, "Forge Cottage, Yapton_Y_34_17_HH_Proposed change to pre_condition_rev1.pdf" concluding that by demolishing the existing ground floor extension, laying down new foundations etc. will improve our current situation rather than harm during the construction period. Please note that for the 'old' house extension which we will demolish, lay foundations etc. had no planning nor building regulations approval, and we approach this project to improve the current situation. In this instance we need your support in order to do this.

If you kindly advise when this will be considered as we are in a position to start works from immediate effect and plan to complete the infiltration test in January 2021 and submit the design for approval.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

☒ The applicant

☐ The agent

Title	Mr
First name	Donald
Surname	Macdonald

8. Ownership Certificates and Agricultural Land Declaration

Declaration date
(DD/MM/YYYY)

17/08/2020

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-
application)

17/08/2020