The Planning Inspectorate

For official use only
(Date received)
1-Feb-2013 08:30

PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

APPEAL REFERENCE: APP/Y3805/A/13/2192187

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name: Mr Peter Lahaise (Griston Cross Lahaise LLP)

Address: C/O Lewis and Co Planning
2 Port Hall Road
Brighton

Phone no.:

Fax no:

Postcode: BN1 5PD

E-mail: admin@lewisplanning.co.uk

Please confirm how you wish to correspond with us:
Electronically, via the email address specified above ✔
On paper, by post.

B. AGENT DETAILS FOR THE APPEAL (if any)

Name: Mr Simon Bareham (Lewis and Co Planning)

Address: Lewis and Co Planning
2 Port Hall Road
BRIGHTON

Your reference:

Phone no.: 01273 413700

Fax no.:

Postcode: BN1 5PD

E-mail: simon@lewisplanning.co.uk

Please confirm how you wish to correspond with us:
Electronically, via the email address specified above ✔
On paper, by post.

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Adur District Council

LPA's reference number: AWDM/1450/12

Date of the planning application: 22 Nov 2012

Date of the LPA's decision (if issued): 07 Jan 2013

D. APPEAL SITE ADDRESS

Address: 26 Roman Road
Southwick
BRIGHTON

Postcode: BN42 4TP

Grid Reference: Easting 05244220 Northing 01059566

Is the appeal site within a Green Belt? YES ☐ NO ✔

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? YES ☐ NO ✔

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares): 0.06

Area of floor space of proposed development (in square metres): 77

Has the description of the development changed from that stated on the application form? YES ☐ NO ✔

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Single storey detached two bedroom bungalow at rear of no. 26 with two car parking spaces within parking area at rear of nos 180B-180H Old Shoreham Road.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **one** box only ✓

1 Refuse planning permission for the development described on the application form or in Section E. ✔

2 Grant planning permission for the development subject to conditions to which you object. ☐

3 Refuse approval of the matters reserved under an outline planning permission. ☐

4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐

5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

There are 3 possible choices:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1. THE WRITTEN REPRESENTATIONS PROCEDURE _____ ☑

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? YES ☐ NO ☑

b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES ☑ NO ☐

If so, please explain below or on a separate sheet.

Site cannot be readily seen from public land

2. THE HEARING PROCEDURE _____ ☐

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate document why you think a hearing is necessary.

Please answer the question below.

a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES ☐ NO ☐

3. THE INQUIRY PROCEDURE _____ ☐

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

a) How long do you estimate the inquiry will last? No. of days
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

b) How many witnesses do you intend to call? No. of witnesses

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. YES NO
Please continue on a separate sheet if necessary.

H. GROUNDS OF APPEAL

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? YES ☐ NO ☑

** See separate documents **

H. GROUNDS OF APPEAL (continued)

I. (part one) APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, certificate A will apply: Please tick **one** box only ✓ ☐

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B ✔

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
Chris and Elaine Johnson	26 Roman Road, Southwick, BN42 4TP	01 Feb 2013

CERTIFICATES C & D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We also need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

✓

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding: ✔

OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant: ☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: ☐

Tenant's name	Address at which the notice was served	Date the notice was served

Details of additional tenants ☐

J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.
Please tick the boxes to show which documents you are enclosing.

		✓
1	A copy of the original **planning application** sent to the LPA.	✔
2	A copy of the **site ownership certificate** and **agricultural holdings certificate submitted** to the LPA at application stage (this is usually part of the LPA's planning application form).	✔
3	A copy of the **LPA's decision notice** (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.	✔
4	A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.	✔
5	Copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. Please number them clearly and list the numbers here or on a separate sheet:	✔
6	Copies of all **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet:	
7	A copy of the **design and access statement** sent to the LPA (if required)	✔

You must send copies of the following, if appropriate:

8	Additional plans, drawings or documents relating to the application but **not previously seen by the LPA.** Please number them clearly and list the numbers here or on a separate sheet:	
9	Any relevant **correspondence** with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. :	
10	If the appeal is against the LPA's refusal or failure to approve the **matters reserved under an outline permission,** please encose:	
	(a) the relevant outline application;	
	(b) all plans sent at outline application stage;	
	(c) the original outline planning permission.	
11	If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	
12	A copy of any **Environmental Statement** plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	

K OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted).*

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature Date 1 February 2013

Name (in capitals) Mr Simon Bareham

On behalf of (if applicable) Mr Peter Lahaise

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

- **Send a copy to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **You may wish to keep a copy of the completed form for your records**

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/Y3805/A/13/2192187

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

```
*****************************************************************
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****************************************************************
==========  GROUNDS OF APPEAL  ==========
TITLE:       Grounds of Appeal 1
DESCRIPTION: Grounds of appeal
FILENAME:    Grounds of Appeal - FINAL.pdf

TITLE:       Grounds of Appeal 1
DESCRIPTION: Grounds of Appeal - Appendix 1
FILENAME:    Grounds of Appeal - Appendix 1.pdf


==========  ESSENTIAL SUPPORTING DOCUMENTS  ==========
TITLE:       01. A copy of the original planning application sent to the LPA.
DESCRIPTION: TA 693 - Planning form 221112
FILENAME:    TA 693 - Planning form 221112.pdf

TITLE:       02. A copy of the site ownership certificate and agricultural holdings
             certificate submitted to the LPA at application stage (these are usually
             part of the LPA's planning application form).
DESCRIPTION: TA 693 - Planning form 221112
FILENAME:    TA 693 - Planning form 221112.pdf

TITLE:       03. A copy of the LPA's decision notice (if issued). Or, in the event of
             the failure of the LPA to give a decision, if possible please enclose a
             copy of the LPA's letter in which they acknowledged the application.
DESCRIPTION: Planning refusal 070113
FILENAME:    Planning refusal 070113.pdf

TITLE:       04. A site plan (preferably on a copy of an Ordnance Survey map at not less
             than 10,000 scale) showing the general location of the proposed development
             and its boundary. This plan should show two named roads so as to assist
             identifying the location of th
DESCRIPTION: TA 693 - 01A 061112
FILENAME:    TA 693 - 01A 061112.pdf

TITLE:       05. Copies of all plans, drawings and documents sent to the LPA as part of
             the application.  The plans and drawings should show all boundaries and
             coloured markings given on those sent to the LPA.
DESCRIPTION: Planning Statement - FINAL
FILENAME:    Planning Statement - FINAL.pdf
```

Continued on Supplementary Sheet

SUPPLEMENTARY SHEET

Appeal Documents (continued)

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 02 061112
FILENAME: TA 693 - 02 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 03 061112
FILENAME: TA 693 - 03 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 04 221112
FILENAME: TA 693 - 04 221112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 10A 061112
FILENAME: TA 693 - 10A 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 11B 061112
FILENAME: TA 693 - 11B 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 12B 061112
FILENAME: TA 693 - 12B 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 13A 061112
FILENAME: TA 693 - 13A 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 14A 061112
FILENAME: TA 693 - 14A 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 15B 211112
FILENAME: TA 693 - 15B 211112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - 16 061112
FILENAME: TA 693 - 16 061112.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: TA 693 - Covering letter 22111
FILENAME: TA 693 - Covering letter 221112.pdf

TITLE: 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

SUPPLEMENTARY SHEET

Appeal Documents (continued)

DESCRIPTION: Appeal Document List
FILENAME: Appeal Document List.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).
DESCRIPTION: TA 693 - Design and access sta
FILENAME: TA 693 - Design and access statement 221112.pdf