From: henry@wilburyplanning.co.uk
Sent: 23 August 2022 15:45
To: 'Peter Barnett'
Cc: 'lorraine phillips'
Subject: RE: AWDM/1236/22 | 6 Cokeham Road

Flag Status: Flagged

Dear Peter,

Thank you for the email.

We contend that the current application is substantially and materially different when compared to refused application (AWDM/0275/22 refers). The current application does *not* seek consent for the conversion of the building to a separate dwellinghouse, but rather to a mixed flexible use as a holiday let unit and for the seasonal occupancy by a football player in connection with Brighton & Hove Albion Academy. The proposed occupancy of the building by a football player is tied to Brighton & Hove Albion Academy as a commercial enterprise, and there is a demonstrated need for youth football players to reside in close proximity to the football centre that is located at Marsh Barn Lane. The use of the building for this purpose will make best use of an otherwise disused and redundant building.

The description of development associated with the original consent for the erection of the building as an annexe for family and friends refers only to its *"occasional"* use (AWDM/0275/22 refers). No definition of *"occasional"* is given within the application documents of the officers' Delegated Report. Additionally there were no conditions attached to the Decision Notice that sought to actually restrict the period (or for how long) in which the building could be used by family and friends. As such, the proposed use of the building by a football player (and holiday let unit) is not considered dissimilar or materially different from the existing lawful use of the building as an annexe. Under the extant consent, different family members and friends of 6 Cokeham Road can occupy the building as an annexe on exactly the same seasonal basis as per the proposed football player use.

From experience, the attachment of a suitably worded condition (or the securing of a S106 Agreement) would be strong enough to link the proposed seasonable occupancy of the building by a football player, with Brighton & Hove Albion Academy.

It would be appreciated if we could arrange a phone call in order to discuss the above further. I have availability all day tomorrow, Thursday PM or all day Friday.

I look forward to hearing from you.

The above commentary comprises additional information which we request to be fully considered as part of the ongoing assessment of the application.

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI
Director

Wilbury Planning Ltd. No.5 61 Wilbury Road, Hove, East Sussex BN3 3PB
www.wilburyplanning.co.uk
(+44) 77248 42388

Please note that I will be away on annual leave between 02 September and 16 September.

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 22 August 2022 15:05
To: henry@wilburyplanning.co.uk
Subject: Re: AWDM/1236/22 | 6 Cokeham Road

Dear Henry

The current application is not considered to be significantly different to that refused earlier in the year (AWDM/0275/22). The reason given at that time equally applies to this application:

"The use of the building as an independent dwelling would, by reason of its small size, limited outdoor amenity area and access via the private garden of 6 Cokeham Road, result in substandard and inappropriate residential use, harmful to the character of the area and the amenities of neighbouring residents. The proposal is therefore contrary to policies 15, 20 and 22 of the Adur Local Plan."

While the description now refers to seasonal occupancy by football players and a holiday let, it remains the case that the building will be independently occupied as a separate dwelling and the quality of the accommodation is not considered to be of a suitable standard to justify its use in this way. Furthermore, the provision of a separate dwelling in the rear garden is out of character with the area and would set a precedent for similar developments elsewhere.

I therefore intend to refuse the application and instigate enforcement action to seek cessation of the occupation of the building by non family members.

Regards

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk

On Wed, 17 Aug 2022 at 17:11, <henry@wilburyplanning.co.uk> wrote:

> Hi Peter,

I note several further comments appear on the Council system.

It would be great if you could give me a call to discuss further.

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI

Director

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Please note that I will be away on annual leave between 29 August and 12 September.

From: henry@wilburyplanning.co.uk <henry@wilburyplanning.co.uk>
Sent: 12 August 2022 10:36
To: peter.barnett@adur-worthing.gov.uk
Cc: 'lorraine phillips' <Jonloz@live.co.uk>
Subject: FW: AWDM/1236/22 | 6 Cokeham Road

Hi Peter,

Hope you're having a good week. I just left a message for you to give me a call back.

It would be appreciated if you could provide an update regarding this application.

I look forward to your call.

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI

Director

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From: henry@wilburyplanning.co.uk <henry@wilburyplanning.co.uk>
Sent: 08 August 2022 17:26
To: peter.barnett@adur-worthing.gov.uk
Cc: 'lorraine phillips' <Jonloz@live.co.uk>
Subject: AWDM/1236/22 | 6 Cokeham Road

Hi Peter,

I note that the Council's Private Sector Housing Department have commented on the application- see attached.

Notwithstanding, it would be great if you could provide an update regarding the assessment of the application at this stage, and I am happy to answer and questions or queries that you may have.

Kind regards,

Henry

Henry Wagstaff BA(Hons) MPLAN MRTPI

Director

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