From: Planning
Sent: 03 April 2012 15:27
To: Hannah Barker
Subject: FW: AWDM/0378/12 - 31 Riverside Rd, Shoreham
Attachments: 0E98088878D411E1BA5D00167627CEA0.pdf; REvised red line plan03042012_0000.pdf

Importance: High

From: Phil Rowe [mailto:phil.rowe72@bluebottle.com]
Sent: 03 April 2012 15:12
To: Hannah Barker
Cc: Keith Morgan
Subject: Fw: AWDM/0378/12 - 31 Riverside Rd, Shoreham

Dear Ms Barker,

Further to your attached letter dated 28th March I have now had chance to speak to the applicant and I would comment as follows:

Mr Fowler has only occupied one houseboat at a time and has continually been moored at the site since 2001. Our Certificate of Lawfulness had not referred to a specific mooring position moreover the continuous residential occupation within the mooring area to the side of the hulk barge; this is in much the same way as had someone occupied a mobile home at a site for a ten year period but had to change / upgrade mobile homes during the period.
As such whether the boat was parked/ stationed or moored in entirely or exactly the same position is not determinative to the Certificate of Lawfulness for Existing Use applied for. I could perhaps better understand your point if the period claimed covered boats occupied at opposing sides of the access-way.

Whilst you will have to excuse me as not being in any way nautical, as regards to your alleged differing siting of 'Renata' between 2010 and 2012, the applicant indicates that the position may differ slightly with high or low waters; notwithstanding we steadfastly maintain that Renata has been on site and occupied by Pat Fowler since 2006, having immediately previously occupied Hanna Nui since 2001.

Can I suggest that to clear up any ambiguity the attach revised red lined site plan is substituted which covers the moorings where first Hanna Nui and subsequently Renata have been continuously occupied by Pat Fowler. **i.e. Since 2001 Pat Fowler has not lived anywhere else other than within the red line shown.**

Finally as regards your penultimate paragraph, my instructions are that once we have agreed the current Certificate of Lawfulness application a more traditional planning application will be made in respect of proposed tourism usage of the other permanent moorings in order to facilitate the improvement of the current appearance of the site.

Thank you in advance for your assistance.

Kind regards

Phil Rowe, BA Hons, BTP

PROwe Planning Solutions
07946 641835

Melton Lodge,
Rusper Road,
Newdigate,
Surrey. RH5 5BX
-------Original Message-------

From: Keith Morgan
Date: 03/28/12 14:04:55
To: 'phil.rowe72@bluebottle.com'
Cc: Hannah Barker
Subject: AWDM/0378/12 - 31 Riverside Rd, Shoreham

Please find letter attached – original is being sent by post.

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council and Worthing Borough Council
Location: Portland House, Richmond Road, Worthing BN11 1LF
Internal: 1406 | External: 01903 221406 | E-mail: keith.morgan@adur-worthing.gov.uk

Please think before you print this and save paper

_ _

Important Information and Disclaimer. Please do not print this e-mail unless necessary.The domain from which this e-mail is sent is not indicative of the Council on whose behalf it is sent. The author will indicate in the body of the e-mail on whose behalf it is sent.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email.
This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error please return it to the sender and delete the material from any computer and destroy any printed copy. Adur District Council and Worthing Borough Council cannot guarantee that this message or any attachment is virus-free or has not been intercepted or changed. The views of the author may not necessarily reflect those of either

Adur District Council or Worthing Borough Council. Any opinions or other information in this message that do not relate to the official business of Adur District Council and / or Worthing Borough Council are neither given nor endorsed by them.



FREE Animations for your email - by IncrediMail!

Click Here!





Adur District Council

Copy

Planning, Regeneration and Wellbeing

Phil Rowe
PROwe Planning Solutions
Melton Lodge, Rusper Road
Newdigate
DORKING
RH5 5BX

Date: 28 March 2012

My Ref: AWDM/0378/12

Dear Mr Rowe,

31 Riverside Road, Shoreham-by-Sea: Application for Certificate of Lawfulness for existing use of land (covered by water) on west side of causeway as mooring for a houseboat (used as self-contained dwelling)

I refer to the above application which you recently submitted.

I note that you make the application on the basis that the site concerned has been used for mooring a houseboat (used as self-contained dwelling) for more than 10 years (since August 2001).

The aerial view of the site on Bing Maps (2010/11) shows 5 boats moored at the jetty plus 4 boats moored either side of the causeway (excluding the hulk of the barge). The 'Renata' and 'Hannah Nui' are moored side by side to the immediate west of the hulk of the barge.

'Renata' subsequently appears to have been moved about 15m closer to the riverbank (and reversed so that its stern rather than bow faces the riverbank) as shown on the photograph which you have submitted. However, the site plan (Exhibit 2) which you have submitted with the application shows the wrong location for 'Renata'. What it depicts appears to be the site of the hulk of the former barge. 'Renata' is moored to the west of the barge (further west than 'Hannah Nui' which I believe is immediately west of the hulk), behind the bungalow at No.29 Riverside Road, and closer to the riverbank. I have marked these approximate positions on the attached plan.

It therefore appears that the siting position where the 'Renata' now sits has only been used since 2010/2011, not since 2001. I see that the Statutory Declaration from Pat Fowler does not mention this re-positioning of the 'Renata', only that it was first brought to the property in 2006.

It appears to me, from the contents of the Statutory Declaration by Pat Fowler, that it is the mooring position of the 'Hannah Nui' that may be eligible for a Certificate of Lawfulness if it has stood in the same place for 10 years and been occupied as a dwelling continuously for that time. When he refers to having "swapped over straight away from Hannah Nui", I presume he means that he simply moved out of one vessel into the other, or does he mean he actually swapped the mooring positions of the 2 vessels on the site?

I should be grateful to receive clarification from you on the above matters. Dependent on this, it may be necessary to seek further corroborative evidence from you.

The Declaration also identifies that there are at least 2 boats now used residentially on the property, both in breach of planning control. So, even if you are able to satisfy the Council that one has become lawful through 10 years passage of time, the other is unlawful and requires regularisation, either through making an application for planning permission or ceasing the use as a residential mooring. In any case, the provision of an additional mooring whether residential or otherwise also appears likely to have been a breach of planning control.

I should be grateful if you would supply information disclosing the purposes for which all of the vessels currently moored on the property are each used and plus any current additional uses of the whole property comprised in and attached to No.31 Riverside Road.

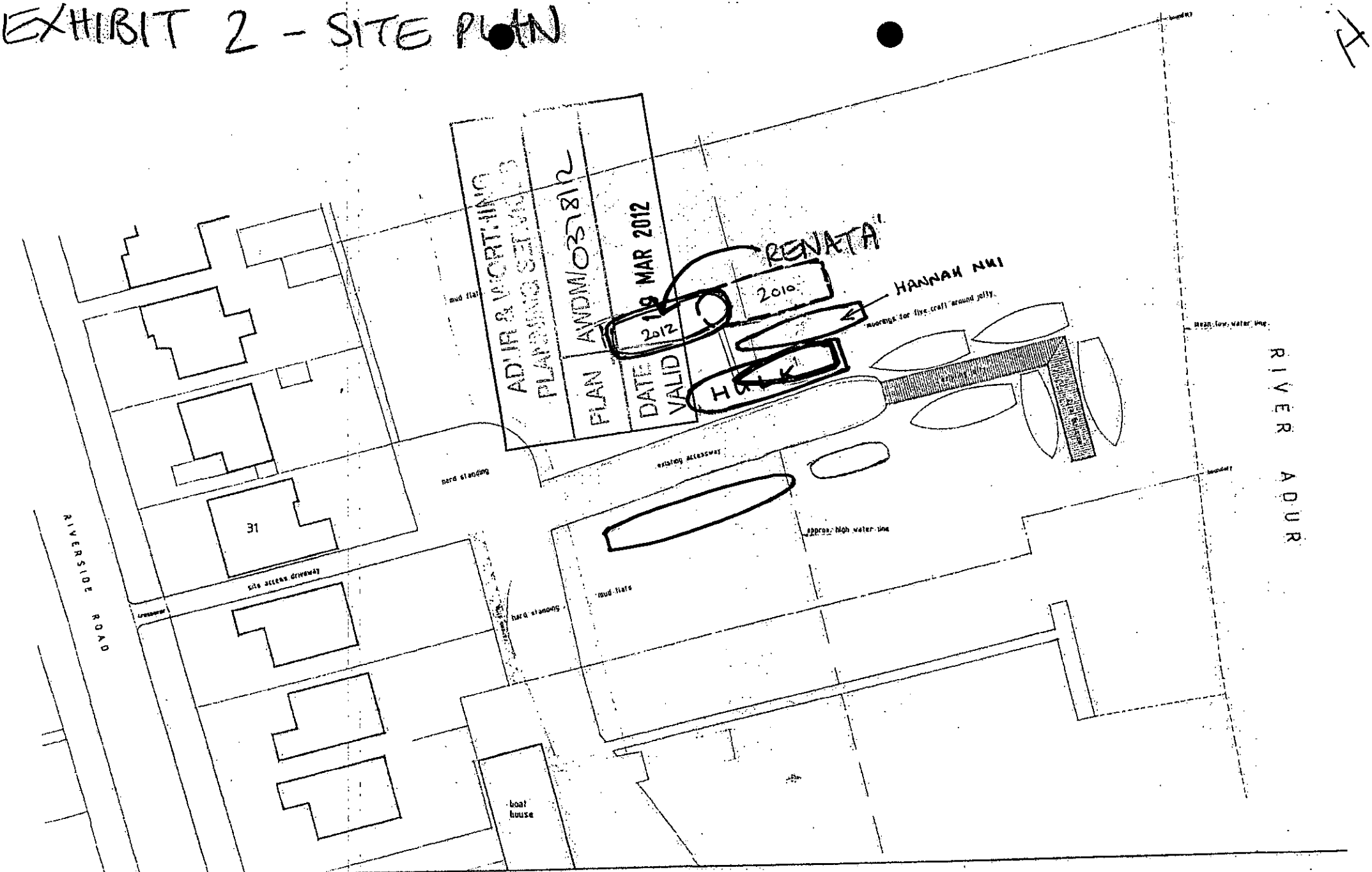
Yours sincerely,

for Hannah Barker
Planning Officer

Tel: 01903 221475 (direct line)
e-mail: hannah.barker@adur-worthing.gov.uk

EXHIBIT 2 - SITE PLAN

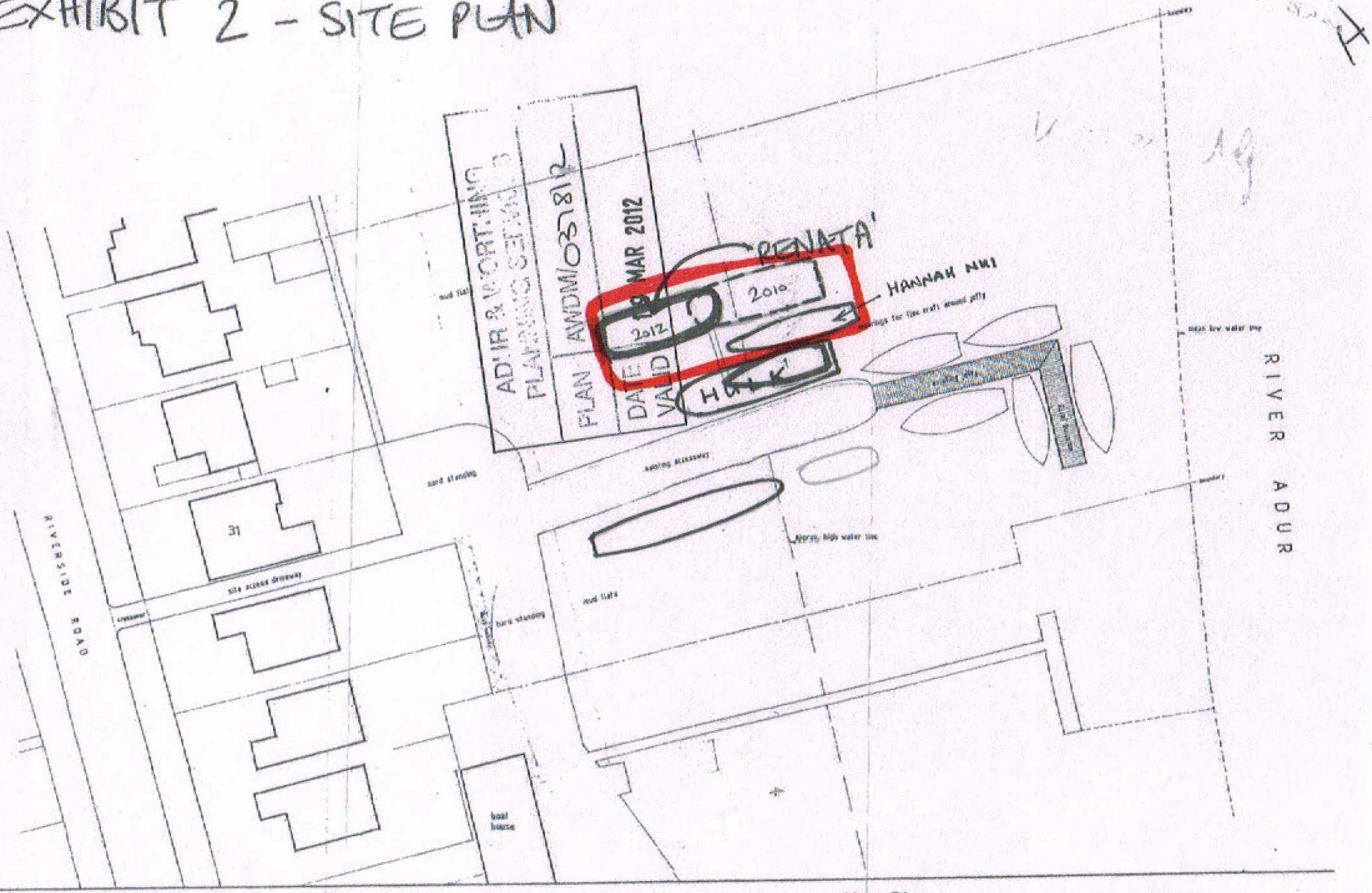
A.



Proposed Additional Berths/Moorings at
Site to rear of 31 Riverside Road, Shoreham-by-Sea.

Site Plan
As Existing

EXHIBIT 2 - SITE PLAN



Proposed Additional Berths/Moorings at
Site to rear of 31 Riverside Road, Shoreham-by-Sea.

Site Plan
As Existing

Scale 1:250