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The Planning Inspectorate
EST 1909

WORTHING BOROUGH COUNCIL
PLANNING SECTION
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HOUSEHOLDER PLANNING APPEAL FORM

If you need this document in large print, in audio format, or in Braille, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder 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.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

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

Name MR D TANNER

Organisation name (if applicable)

Address 14 SPRINGATE ROAD, SOUTHWICK WEST SUSSEX. Postcode BN42 4LF

Daytime phone Fax

I prefer to be contacted by Post ✓ Email *

* Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name JON ANDREWS LTD

Organisation name (if applicable)

Address CHILCOTE, THREALS LANE, WEST CHILTINGTON, WEST SUSSEX Postcode RH20 2RF

Your reference

Daytime phone 01798 812517 Fax 01798 812517

I prefer to be contacted by Post ✓ Email *

* Email address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA ADUR DISTRICT COUNCIL

LPA's application reference number AWDM/0825/11

Date of the application 30 11 11

Date of the LPA's decision notice 24 02 12

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address 14 SPRINGATE ROAD, SOUTHWICK
WEST SUSSEX

Postcode BN42 4LF

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

1 Is the appeal site within a Green Belt?	Yes	No ✓
2 Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes ✓	No
3 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? If yes, please describe them on a separate sheet.	Yes	No ✓

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No ✓

SIDE AND REAR EXTENSIONS WITH ROOMS IN THE ROOF INCLUDING REAR DORMER WITH JULIET BALCONY

Area of floor space of proposed development in square metres 105.5

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission 1 ✓

2 Refused permission to vary a condition(s). 2

G. GROUNDS OF APPEAL

See section G of the guidance leaflet to help you decide what to include in your appeal

SEE ATTACHED SHEETS.

Please continue on a separate sheet if necessary.

The Site & Application

The Appeal site consists of a semi-detached bungalow standing on level ground in a residential area in central Southwick. The existing surrounding built environment consists of, mostly, similar bungalows several of which have been the subject of ground floor extensions and roof conversion. The appellants purchased the appeal property in mid 2011 in a semi-derelict state and have set about a programme of refurbishment and, as part of these works, applied for Planning Permission to extend the property to the side and rear incorporating a pitched roof containing bedroom accommodation. Further proposals included a rear dormer although, as this is entirely over the original building, it would be considered as "Permitted Development".

In correspondence dated 1st November, the Planning Officer expressed concerns with regard to the overall scale and bulk of the scheme and, by way of a sketch, indicated suggested revisions to the scheme. Having given the matter consideration, a further sketch was submitted to the Local Authority (SKO1) in January 2012 which, whilst taking on board the previously suggested revisions, indicated the loss of internal accommodation, which would result should the reduced scheme be implemented. Although these revisions would have been acceptable to the Planning Officer, the appellants felt that they would not have met their original objectives and they requested that the scheme be determined as originally submitted. The application was refused Planning Permission on the grounds that the proposals would be out of scale with the original building and would have a negative impact upon the street scene on this corner plot.

Grounds of Appeal

In the consideration and preparation of the original proposals note was made of the surrounding built environment, site topography, orientation and previous Planning Permissions, relating to extensions in the vicinity.

Firstly the appeal site is one of only three properties in Springate Road which enjoys a corner location and which have large side gardens (the others being No 33 Springate Road and 103 Manor Hall Road which is on the corner of Manor Hall Road and Springate Road). Significantly, No 103 Manor Hall Road was substantially extended both to the side and to the rear in 2006 under Planning Permission Ref SW/12/06/TP (additionally, those proposals involved a side gable similar to that previously proposed on No 14 Springate Road, but which was subsequently removed from the scheme following the Planning Officer's comments raised on 1st November 2011) In seeking revisions to the proposals, the Planning Officer sought to render the side extension 'subordinate' to the original bungalow. However, directly opposite the appeal site (at No 29 Springate Road) there exists a side extension (granted Planning Permission in 2001, under Ref SW/2/01) which is entirely at odds with this request. Whilst it is accepted that the site is a prominent corner plot it is also apparent that this corner location has the benefit of the submitted proposals creating no issues in respect of overlooking or 'enclosure' and they take full advantage of the orientation of the site. Planning policy guidance requires that the Local Authority supports proposals which make full use of the previously developed urban environment and, should the suggested revisions be implemented, an opportunity to develop the full potential of the site will be lost forever.

Furthermore, rather than setting an unacceptable precedent, the proposals follow two established precedents in the immediate vicinity both of which have existed for a number of years without harm. The proposals do not raise any new issues in respect of overlooking, overshadowing or overdevelopment and, in this regard they meet the objectives of the Local Plan.

It is for these reasons they we respectfully submit this appeal.

H. (part one) SITE OWNERSHIP CERTIFICATES

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only 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 below which of the "certificates" applies.

*Please tick **ONE** box only* ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A 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 B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone 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 (this must be within the last 21 days)

OR

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. C/D

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section H of the guidance leaflet.

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

*Please tick **ONE** box only* ✓

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

OR

b) 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: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

I. ESSENTIAL SUPPORTING DOCUMENTS

See section I of the guidance leaflet.

If we do not receive both your appeal documents by the end of the appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the original **planning application form** sent to the LPA. 1 ✓

2 A copy of the **LPA's decision notice**. 2 ✓

J. OTHER APPEALS

See section J of the guidance leaflet.

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.

K. CHECK SIGN AND DATE

See section K of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

1 I have completed all sections of the form and the details of the ownership (sections H, parts one and two) are correct to the best of my knowledge. ✓

2 I have enclosed **both** the essential supporting documents listed in section I. ✓

3 I have enclosed my grounds of appeal (if not given in section G). ✓

4 I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not we will not normally accept your appeal).* ✓

5 I have signed and dated the form *(unsigned forms will be returned to you).* ✓

Signature [redacted] Date 24 02 12

Name (in capitals) JON ANDREWS.

On behalf of (if applicable) MR. D. TANNER.

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.

L. NOW SEND

See section L of the guidance leaflet.

1 COPY to us at: **1 COPY to the LPA** **1 COPY for you to keep**

The Planning Inspectorate
Scanning Team (Householder Appeals)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Helpline: 0117 372 6372

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.

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Norwich
NR3 1BQ

CHOICE OF PROCEDURE

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

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W ✓*

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

* Please see further questions at section D of the Householder Planning Appeal Form.

2 THE HEARING PROCEDURE

H ◈

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At a 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 will consider whether your appeal is suitable for this procedure against the indicative criteria.

◈ 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

I ▲

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar, as the parties to the appeal will usually be legally represented and expert witnesses may be called to give evidence. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the indicative criteria.

▲ Please answer the questions below.

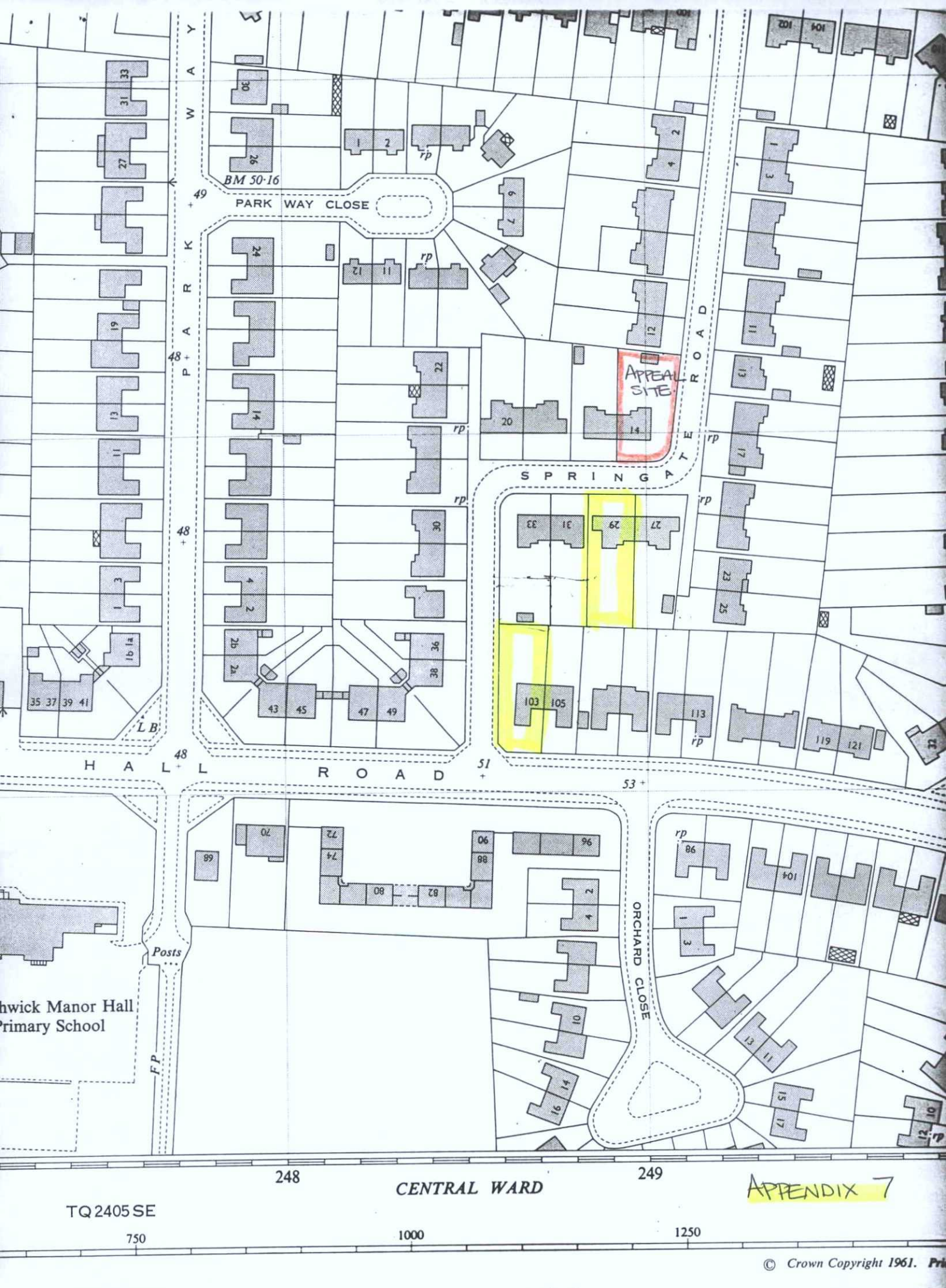
a) How long do you estimate the inquiry will last?
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.) days (in numbers)

b) How many witnesses do you intend to call? witnesses (in numbers)

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below Yes No

List of Appendices

Appendix 1	Planning Application sent to the LPA
Appendix 2	LPA Decision.
Appendix 3	Copy of drawings 419/01 & 419/02 submitted to the LPA
Appendix 4	Copy of correspondence dated 1st November from Adur D.C. Together with attached sketch
Appendix 5	Copy of letter from Jon Andrews Ltd dated 25th November
Appendix 6	Copy of letter dated 27th January together with sketch SKO1
Appendix 7	Copy of 1:1250 site plan indicating location of other extensions Referred to in grounds of appeal
Appendix 8	Photographs of extensions at 29 Springate Road and 103 Manor Hall Road



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REFERENCE

r information see Reference Card published separately.

PL

APPENDIX 8



extension opp. 14 Springate Road.

(No 29 SPRINGATE ROAD - SW/2/01

APPENDIX 8



extension corner of Springate Road + Manor Hall Road.

(103 MANOR HALL ROAD SW/12/06/TP).