

Fay Humpherson

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Subject: FW: [EXTERNAL] Re: Planning Application Incomplete - 24/00536/DOM  
Attachments: Brackle 001.pdf; Brackle-002B.pdf; Brackle 003.pdf

From: Steve Tubb [REDACTED]  
Sent: 14 March 2024 12:37  
To: dcplanning <[dcplanning@chichester.gov.uk](mailto:dcplanning@chichester.gov.uk)>  
Subject: [EXTERNAL] Re: Planning Application Incomplete - 24/00536/DOM

This Message originated outside your organization.

Dear Sirs,

I respond as follows:

1) Please review and amend the existing and proposed floor plans by appending associated north points to show the orientation of the building.

Drawing revised and attached.

2) Please review and amend the north points detailed on the existing and proposed roof plans, as they do not appear to correspond with the orientation shown on the submitted Location and Block Plans.

Drawing revised and attached.

3) If the proposal includes the creation of first floor/habitable accommodation in loft space, please provide a proposed first floor plan metrically scaled at 1:50 or 1:100.

No first floor habitable accommodation in loft space proposed. If it was a drawing would have been provided.

4) Please review the completion of the CIL form 1 (Additional Information form) as it appears that the application may include new build development (including extensions and replacement) of 100 square metres gross internal area or above. If you are not in agreement with this assessment, please provide your calculations for the creation of new floor space for all aspects of the proposed development.

The proposed gross internal floor area is 203m<sup>2</sup> (Including Proposed Garage)

The existing gross internal floor area is 107m<sup>2</sup>  
Outhouse gross internal floor area is 8m<sup>2</sup>

Total existing gross internal floor area is therefore 115m<sup>2</sup>.

Therefore the change in the amount of new build development equates to 88msq (203m<sup>2</sup> - 115m<sup>2</sup> = 88m<sup>2</sup>). The total is under 100 square metres gross internal area. Therefore the proposal is not CIL liable.

5) This application is CIL liable, please provide a 'Form 2 -

Assumption of Liability' form. This form is available from the National Planning Portal website <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>.

Please note the Assumption of Liability form must be submitted before you are able to apply for any exemption from CIL if applicable.

See 4 above. The proposal is not CIL liable.

6) The application site is within flood zone 2 Therefore we require a Flood Risk Assessment to be submitted as part of our Local Validation List. A Flood Risk Assessment should identify and assess the risk of flooding.

To be provided.

Yours sincerely  
Steve Tubb  
Agent

On Mon, 11 Mar 2024 at 16:53, <[dcplanning@chichester.gov.uk](mailto:dcplanning@chichester.gov.uk)> wrote:

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