

6th August 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Single-storey bungalow on land adjacent to Walnut Tree Cottage & reinstatement of double garage to Walnut Tree Cottage from annexe/holiday let - This application may affect the character and appearance of the Shripney Conservation Area

Land Adjacent to Walnut Tree Cottage Shripney Lane Shripney

Thank you for your internet representation made on 5th August 2019 which has been recorded as '**an objection**' with the comments as follows:

The character of Shripney Conservation Area derives from the informality of the street scenes, variety of building styles and the quality of spaces between buildings. Whilst there is no objection in principle to a low building in this locality given its relationship with the open space between the buildings and the historic buildings themselves, the design requires to be of extremely high standard which the proposal is not. A contemporary modern design of very high standard would be encouraged on this site. In conclusion the proposal will harm the character of the conservation area and therefore conflict with the NPPF 2019, Paragraph 192 (heritage assets - includes Conservation Areas) and Paragraph 127 (design quality) and also the adopted policies of the Arun District plan 2018, which relate to the conservation of heritage assets.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning

permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning