

18th November 2025

Michelle & Paul Woodhouse
8 Old Manor House Gardens
Felpham
Bognor Regis
West Sussex
PO228QR

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

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

Application No: FP/164/25/PL
Site Address: The Old Manor House 1 Summerley Lane Felpham PO22 7HN
Description of works: Part change of use of East wing from dwellinghouse (Use Class C3) to guest accommodation (Use Class C1 / Sui Generis) comprising 6 No. en-suite guest rooms, with associated parking, bin and cycle storage, resurfacing of courtyard and minor external alterations. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 17th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79869

- There is a concern of an overflow of vehicles at this premises: the present owner has a minimum of 4 vehicles that he often keeps parked on Summerley Lane. His anticipated preference is for 3 personal parking spaces which includes the provision of 2 of these to be used for staff for the guest accommodation; where will the owners then park their own vehicles?
- The entrance and the exit to the proposed guest parking area is a blind exit onto a regularly used private road.
- The access/exit onto Summerley Lane is very dangerous due to the vehicles that park immediately to the left of this driveway there is often a backlog of traffic queuing at this part of Summerley Lane due to the proximity of the roundabout on the A2259, (there has already been a number of collisions in this area).
- Traffic approaching Summerley Lane from this point A2259 need to make an immediate left turn then left into the driveway, should the residents/visitors in this close be exiting at this time, any vehicles approaching would need to reverse back into Summerley Lane. How dangerous is this to reverse onto a main road. The driveway is approximately 4 metres wide- there is no space for 2 vehicles to pass to avoid this from happening.
- There will be an increase in the volume of traffic in this area- there are 8 bays marked out on the proposed plan, with a potential of up to 12 guest vehicles, where will these be parked?

- There is also a concern from local residents that arriving vehicles will use the private road area as a turning point.
- Noise pollution- late night noise disturbances, visitors approaching and entering the neighbouring residential area
- The exterior of the house is not finished- and has been ongoing for at least the past 5 years- add this new proposal - how much longer will local residents have to put up with this
- There is rarely any notification of building vehicles blocking the driveway: this creates an ongoing problem for residents wishing to leave their property when they have work & appointments to attend.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

