

24th November 2025

Mr and Mrs Grainger
10 Old Manor House Gardens
Felpham
West Sussex
PO22 8QR

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 23rd November 2025 which has been recorded as an objection with the comments as follows:

OWPC79951

We moved here in 2020 not aware that 1 Summerley Lane was being converted into guest accommodation. We are objecting to this planning application as for 5 years we have had constant access denied into Old Manor House Gardens, (private access only) on many occasions we have had to contact the homeowner to remove his parked vehicles from the access driveway to our property, sometimes making us late for work or appointments. There has been no communication in the 5 years of living here, being advised of deliveries and the access driveway to our property being restricted.

The entry road into Old Manor House Gardens is only wide enough for the width of one vehicle. Furthermore, we are concerned with the guests of 1 Summerley Lane entering Old Manor House Gardens by mistake, which is private.

There is not always means to turn vehicles around and if they did, they would not be able leave Old Manor House Gardens to turn right into the guest parking area. Therefore they would have to go back out onto Summerley Lane and u turn and come back in to go the the allocated parking area.

A main concern is guests arriving all at the same time which would block our access, and the possibility of having to reverse out onto Summerley Lane which again could cause an accident due to the homeowner parking several vehicles on Summerley Lane restricting the visibility. Vehicles leaving or entering Old Manor House Gardens are unable to observe vehicles leaving the guest accommodation, as they cannot be seen, due to the garage and fencing. This could potentially cause a serious accident, restricting not only the main entrance into Old Manor House Gardens it would equally bottleneck the only access for the residents of 6 8 and 10 Old Manor House Gardens.

Old Manor House Gardens is private and we do not wish for guests to enter or disturb the residents by means of door knocking if they are unable to find the guest accommodation and parking. We are concerned about our privacy being impacted, which currently is a very quiet private close. We are also concerned about guests turning up late at night, the noise pollution and anti social behaviour of having several guests outside possibly drinking, smoking and general rowdiness.

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 <https://www1.arun.gov.uk/planning-application-finder>