

4th June 2026

Mr & Mrs Daymond
8 Bala Crescent
Felpham
Bognor Regis
West Sussex
PO22 8LY

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@arun.gov.uk

Dear Sir/Madam,

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

Application No: FP/61/26/HH
Site Address: 39 Lindsey Court Felpham Bognor Regis PO22 8JQ
Description of works: Removal of existing detached garage and erection of detached annexe.

Thank you for your internet representation made on 4th June 2026 which has been recorded as an objection with the comments as follows:

OWPC83868

Dear Sir/Madam,

We wish to object to planning application FP/61/26/HH for the demolition of the existing garage and construction of a residential annexe.

The proposed building would be located directly behind our property and garden and would significantly reduce the natural light currently enjoyed by our home and outdoor space. Unlike the existing garage, which is set back from the boundary with a low flat roof, the proposed structure would be larger, extend further along the boundary, be positioned closer to it, and include a pitched roof. As a result, it would create a more dominant and intrusive presence, adversely affecting our outlook and residential amenity.

Our concerns are as follows:

Potential Independent Dwelling

Although described as an annexe, the plans include a lounge/kitchen, bedroom, bathroom and separate access. These features would enable independent occupation and suggest the building could function as a self-contained dwelling rather than genuinely ancillary accommodation.

Potential Holiday Let or Commercial Use

The layout appears suitable for short-term holiday accommodation, including Airbnb-style lettings. Such use

could increase visitor turnover, vehicle movements, noise and activity, to the detriment of neighbouring residents and the character of this quiet residential area.

Impact on Residential Amenity

Accommodation capable of separate occupation would intensify use of the site, leading to increased comings and goings, noise and disturbance, adversely affecting neighbouring properties.

Parking and Highway Issues

The proposal removes an existing garage while creating accommodation capable of generating additional parking demand. Independent occupation or visitor use could place further pressure on local parking provision.

Overdevelopment and Local Character

Replacing the garage with a fully serviced residential building represents a significant intensification of development on the plot. The scale and nature of the proposal appear excessive for an annexe and out of keeping with the area's established pattern of single-family dwellings.

Alternative Location

No. 39 Lindsey Court benefits from a sizeable rear garden. Locating the structure within that garden or as an extension to the rear of the existing dwelling could potentially achieve the same objective while significantly reducing impacts on neighbouring properties, particularly loss of light and outlook.

Similarity to Previous Application

The proposal appears materially similar to application FP/166/22/HH. Concerns relating to scale, proximity to boundaries, loss of light and overbearing impact do not appear to have been adequately addressed.

Prolonged Building Works

Scaffolding has remained at the property since approximately late 2021/early 2022. This raises concerns that any further development could take a considerable time to complete, resulting in an extended period of construction activity and associated impacts on neighbouring residents.

For these reasons, we respectfully request that Arun District Council refuse application FP/61/26/HH.

Should permission be granted, we ask that conditions be imposed, and last indefinitely, requiring the annexe to remain ancillary to the main dwelling, preventing independent occupation, separate sale, holiday letting or commercial residential use, and ensuring it is located no closer to the shared boundary than the existing garage.

Yours faithfully,

Mr & Mrs Daymond

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.

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 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>