

Mr & Mrs Harris
Paul's House
254 Church Lane
Lyminster
BN17 7QJ

Your Ref: OWPC22109
Our Ref: LY/4/19/HH 08-03-2019
Please ask for:
Zac Denton

9th April 2019

Dear Sir/Madam

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

Proposed first floor side extension, single storey rear extension to existing dwelling and summer house within garden. This application affects the character and appearance of the Lyminster Conservation Area and affects the setting of a Listed Building.

253 Church Lane Lyminster

Thank you for your internet representation made on 8th April 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs

We are writing to object to the plans put forward by Mr & Mrs Messenger regarding 253 Church Lane, Lyminster. (LY/4/19HH)

Arun District Council Conservation Area Management Plan 2014 states that "its historic areas make a significant contribution towards the character, appearance and attractiveness of the district" and "These historic areas are important to not only the cultural inheritance, economic well-being but also quality of life. "

Number 253 Church Lane is also mentioned on the 'Arun Buildings of Structure and Character 2005 List' with a 2-5 criteria. Criteria 4 states "All buildings must be largely intact and not adversely affected by later extensions or alterations."

253 has an existing single-story extension which we believe meet the criteria discussed in the Conservation Area Management document and Arun Buildings of Structure and Character List. E.g. the existing single-story extension does not dominate the host property, has a good separation and special gaps not detracting from the existing street scene.

However, we believe that granting permission for a first storey extension will change the established character of Church Lane and Lyminster village.

253 was previously the village Post Office and as such we believe has a special historic and architectural interest and should be safeguarded and preserved.

Furthermore, the Conservation Area Management Plan (note 3.45) refers to the importance of spacial gaps between buildings. These gaps often form an important part of the character of the conservation area. Approving Mr & Mrs Messenger's plans will remove a very important spacial quality between our two houses. Indeed, we agree with Mr David Hall in his objection which states that this proposal will dominate the host property and create a 'terrace effect' on this set of historic cottages.

Article 4 (3.144) states that a house should retain 80% of the original fabric. 253 Church Lane has already been previously extended, which means that it has already had 20% added to the existing property.

The first-floor extension, as well as causing an alteration to the character of Church Lane

and Lyminster will also reduce the light entering the neighbouring property of 254 Church Lane. It is felt that the half-hip roof will not compensate enough and the reduction of light will have a detrimental effect on the quality of our life. We also feel that a two-storey extension will be an invasion of our privacy as Mr & Mrs Messenger and family will be able to look directly into our garden from their first storey extension.

We thank you for taking into account our objection and look forward to a favourable outcome.

Yours faithfully

Mr & Mrs Harris

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