

Bernard Walsh
74 Woodlands Avenue
Rustington
Littlehampton
West Sussex
BN16 3EY

Your Ref: OWPC681

Our Ref: R/130/13/

29-05-2013

Please ask for:
Mrs A Gardner

24th July 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Change of use of workshop (B1 Businesses) to residential use as a holiday let (C3 Dwelling House)

Rear of Denewood 74 Woodlands Avenue Rustington

Thank you for your internet representation made on 24th July 2013 which has been recorded as '**support**' with the comments as follows:

Dear Mrs Gardner,

Regarding my planning application ref: R/130/13

I noticed on the planning website that there were two closely related objections. One from a lady in Littlehampton that used to live in Church Road, and the other from a person whose bottom of back garden backs onto the 'twitten' (public right of way) which is over 10 feet wide that divides the two rows of houses.

In response to their objection I would just like to reassure them of the following:

There is no access for vehicles in the 'alleyway' at the rear of my property. Access is from the front drive of 74 Woodlands Avenue.

The building is a single storey building and there are no plans to change it. It has been an existing building that has been here since circa 1970's. Previously it appeared as very rundown, I have painted and serviced the rear wall on the 'twitten' (public right of way) and it now is looking clean and pleasant.

It has always had a bathroom. Over the last 21 I have lived here and for many years before. There has, and will never be a complaint of noise or odour from the bathroom, if there was it would be attended to immediately.

I have had barbecues, raised a family (two daughters Anna 19 and Jayne 25 years). without neighbours in Church road being aware of any disruption or noise. I have never had any complaint.

There have been holiday guests staying on the premises for the last 14 months for one or two weeks at a time. There has been no noise or disruption as they are mainly retired couples on holiday or house hunting. They are using the local shops and businesses.

I keep the place spotlessly clean and it is cleaned and serviced every change over of guests. There is certainly no offensive smell, HSE are very strict with their standards of Health and Safety to which I am obliged to comply with.

There is certainly no smell or disruption from animals as 99% of dog owners I know keep

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there dogs under control and clean up after them..

100% IF THEY ARE USING MY FACILITIES OR THEY WOULD NOT BE WELCOME A SECOND TIME.

My neighbours in local business are very happy as on occasions when the Vet next door has been at a loss for accommodation for a locum vet I have been able to offer help. The house hunters are using my neighbour the local solicitor. There is also a Dentist next door to me that can offer emergency service. House hunters have mentioned that they are using local Estate Agents in particular 'Butt's' who are my neighbours

It adds to the security of our back gardens and businesses to have a presence of pleasant retired couples visiting Rustington and using our facilities. It obviously contributes to our community and keeps people in employment.

I am sure that if the building was used as a workshop it would generate much more noise .

There have been no problems with parking, as is outlined in my application, as well as comments from the department of the environment, in that there would be no increase in parking in change of use from workshop to holiday let. Visitors arrive in one private car and not in commercial vehicles that a workshop would generate.

From a personal view. The extra income helps me financially in the present economic climate.

It helps to not only keep my business afloat, but more importantly to keep my staff employed,

More personally is the financial support for my family, as my youngest daughter has just finished her first year doing Biomedical Science at Newcastle University, you are probably aware that the course fees jumped up to £90000 per annum last September.

I hope that my comments are of assistance when you respond to the two objections, and I look forward to hearing from you.

Yours Sincerely

Bernard Walsh

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

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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

Karl Roberts
Assistant Director Planning & Economic Regeneration