

21st May 2026

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EMSWORTH
england
PO107BT

Case Officer: Silvie Steiningerova
Telephone: 01903 737702
Email: silvie.steiningerova@arun.gov.uk

Dear Sir/Madam,

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

Application No: WA/22/26/HH
Site Address: The Old Vicarage The Street Walberton BN18 0PQ
Description of works: Construction of oak framed car port and associated works. (This application may affect the character and appearance of the Walberton Village Conservation Area).

Thank you for your internet representation made on 20th May 2026 which has been recorded as no objection with the comments as follows:

OWPC83636

We do not object in principle to the construction of a car port; however, we would like to raise an important point for the Local Planning Authority to consider when determining this application.

The property has recently been used as short- term holiday accommodation (Airbnb). As is natural with holiday use, this has resulted in a higher level of activity and noise than would normally be associated with a permanent residential dwelling. Our concern is not with the current proposal itself, but with the potential for incremental changes that could, over time, lead to the existing three- bay garage being converted into habitable accommodation for further holiday use.

To be clear, we are not suggesting that the applicants intend this. In fact, their Design and Access Statement explicitly states that the reason for the car port is that the existing garage is not large enough for their needs. However, once a car port is approved, the risk is that the garage could later be argued to be surplus to parking requirements and therefore suitable for conversion.

We therefore respectfully request that, should the Council be minded to approve the application, a condition is attached to ensure that:

The existing garage remains available for vehicle parking and is not used as habitable accommodation without further express planning permission, and

The new car port is considered supplementary parking provision, not a replacement for the existing garage, and

If, in future, anyone considers that the level of parking on the site should be reduced, the car port would be the first element to be removed or , rather than the existing enclosed garage.

Such a condition would give clarity to all parties, protect residential amenity, and prevent incremental changes that could undermine the character of the area or intensify short- term holiday use without proper scrutiny.

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>