Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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2nd January 2024

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Case Officer: **Hebe Smith**
Telephone: **01903 737626**
Email: **hebe.smith@arun.gov.uk**

Dear Sir/Madam,

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

Application No:	Y/104/23/HH
Site Address:	28 Downview Road Yapton BN18 0HJ
Description of works:	Retrospective planning application for a garage conversion.

Thank you for your internet representation made on 2nd January 2024 which has been recorded as an objection with the comments as follows:

OWPC64069

YPC were surprised to receive this application retrospectively, with no explanation as to why the applicant had not gone through the normal planning process. We note that this is one of three garages and therefore this development is out of keeping with the design of the garages and sets a precedent for other such development. We note the objection from a neighbour . We would insist that all building regulations must be shown to have been complied with and that occupation cannot occur until the structure,party wall and insulation requirements have all been proven to have been met. We would also expect a drainage and sewerage report to be ready for inspection too.

YPC note with concern that this development has been undertaken either knowingly or unknowingly without planning permission and that if the regulations have not been met then the structure should be removed.

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 on the website. 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.

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