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4th January 2024

J. Walker, L. Brett
downview road

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 3rd January 2024 which has been recorded as an objection with the comments as follows:

OWPC64082

It's extremely disappointing to see this garage conversion into a self-contained flat completed without any planning application.
This was reported as a possible breach on 12th January 2023.
I share the concerns raised by YPC which I have not duplicated here but would like to echo, particularly the concerns around sewerage, drainage, the party wall & precedent the development might set for the area.
Additional comments are:
- Extra stress on the single course breeze block party wall due to the extra roof weight
- Loss of roof integrity due to the 2 x skylights and ventilation chimney
- Damage to the single course breeze block party wall during the work. For example, patches of mortar on the other side of the party wall has fallen away and required filling. Further work may worsen this.
- As the garage has a shared party wall would this development not require the Party Wall Act Agreement? If so, no party wall act notice has been issued.
- Access. The introduction of a dwelling into the block of garages has invited more foot traffic and also obstacles such as furniture, plant pots, storage boxes etc.
- Light pollution from the 2 large roof lights & from the glass front door and window. I object to this extra light but also worry for the bats roosting under the Burndell Bridge, which has a protection order, which is less than 15 meters away
- Question 4b of the Additional Documents: This question has been answered as 'no'. Is that correct? A new dwelling, (incl. bedroom, kitchen, bathroom etc.) has been created through conversation so I presumed the answer to this would be 'yes'

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. 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

NC.

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