

23rd April 2026

Jane Way
8 Fellows Gardens
Yapton
BN18 0HW

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: Y/12/26/PL
Site Address: Spring Cottage Burndell Road Yapton BN18 0HP
Description of works: Retention of the change of use from residential dwellinghouse to short term holiday let. This application is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 23rd April 2026 which has been recorded as no objection with the comments as follows:

OWPC83075

I would like to, initially, raise the issue that this is a retrospective planning application. Whilst still considered a residential dwelling it has been operating for several months as a short term holiday let advertised on numerous online websites.

As Spring Cottage, formally known as Wayside, is grade II listed, any change of use requires listed building consent. This is to protect its special architectural or historic interest. Having friends with holiday rental accommodation, I am aware not all short term or "Air BnB" guests respect a standard property, let alone a listed one.

Planning statement 2.2 refers to existing vehicular access from Burndell Road. However, as this is directly opposite the only road servicing a large housing development, its use has caused difficulties in the past. Recently a holidaymaker caused chaos and risked her own wellbeing by attempting to direct a car into the driveway. A resident could adapt to this, a short term user might not.

Planning statement 4.2 indicates no external alterations are proposed as part of this application. However, the installation of a hot tub and external socialising area has been installed just prior to the property being offered as holiday accommodation. This contradicts the statement "...continues to function...with all existing facilities retained..." Also the statement "...no impact on the... integrity of the property or its wider setting..."

I feel the installation of an outdoor socialisation area with hot tub in a holiday property intending to sleep 8 guests is encouraging a 'party house' atmosphere. I consider this inappropriate directly within a residential area.

As regards relevant planning policy 5.4, I would directly challenge this change of use does not provide social benefit through the provision of housing to meet the needs of the area.

The summary of key planning considerations states the proposed holiday let will operate within the confines of the existing building and will not increase the level of activity beyond that associated with a typical family dwelling. Holiday makers are more likely to use the outside socialising areas, including hot tub, than an owner

occupier would.

Section 6.8 states "... it's relationship with neighbouring properties will remain entirely unaltered..." Whilst maintaining our own property ourselves and our contractors have been approached to not continue, in case we disturb the paying guests of Spring Cottage.

Section 6.11 states consideration is required for the potential noise and disturbance. Since the property has been a holiday let we have often had to close our windows due to noise at night whilst trying to sleep.

Section 6.13 states "...the comings and goings, general activity and associated noise levels are expected to be comparable to those generated by residential use and will not give rise to additional disturbance..." is inaccurate. The arrival and coming and goings of understandably excited holiday makers and their, expected, above average use of outdoor socialising facilities is likely to impact nearby residents.

In conclusion, although disappointed Spring Cottage, Wayside, is not intended to be retained as a residential dwelling, it's considerate restoration is acknowledged. My primary concern is the, probably commercially driven, installation of a hot tub and external socialisation area will be detrimental to nearby residents. Also that adequate respect and care for a grade II listed property might not be an uppermost priority in a short term let.

Sent from Outlook for Android

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.

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>