



Arun District Council
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23rd April 2021

Andrew Foulkes
The Retreat, Hoe Lane
Flansham
BOGNOR REGIS
West Sussex
PO22 8NT

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/13/21/HH
Site Address: Old Barn House Hoe Lane Flansham PO22 8NT
Description of works: Conversion of an existing detached carport with room above into an additional self contained dwelling ancillary to the main dwelling, removal of front window to main house & installation of bifolding doors.

Thank you for your internet representation made on 22nd April 2021 which has been recorded as an objection with the comments as follows:

OWPC35318

The redevelopment of the house and the carport is of some interest to residents and those that visit Flansham because it is in the heart of the ancient hamlet adjoined by a number of grade 2 listed properties and others of special interest. Old Barn House, initially one house with an adjacent barn, has seen a number of changes over the years, with the addition of a carport to the west of the main house. The barn is now separate and accommodates two dwellings. The conversion of the car port to a separate dwelling would not only lead to a loss of car parking but add a further dwelling to the original site and leave the main house without garaging facilities.

Whilst the footprint has not changed, the redevelopment of additional accommodation in the existing car port and the main house to provide up to 11 bedrooms indicates a substantive change of use from the original residential purpose. Whilst we trust that this will not impact negatively on the hamlet, there could be a practical problem with car parking if alternative provision is not made available. The lane is too narrow to accommodate cars parked outside the property as access is required for emergency vehicles, HGVs and farm tractors. There is insufficient room for these to pass if cars are parked on the lane. I cannot see that this requirement has been addressed.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.