



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

22nd November 2021

SALLY ANNE HUGHES
14 Kings Close
Yapton
BN18 0EX

Case Officer: Richard Sherman
Telephone: 01903 737831
Email: Richard.Sherman@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/150/21/HH
Site Address: 15 Kings Close Yapton BN18 0EX
Description of works: Detached single storey home office/garden building in rear garden.

Thank you for your internet representation made on 19th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42033

The original Plotlife application was granted for the Kings Close development with planning conditions that effectively removed permitted development rights for property owners.

This was surely done for good reason?

If the condition was imposed to prevent overdevelopment of the site, through the construction of further outbuildings, then the size and scale of what is proposed must be refused permission.

The gardens are small and the sheds provided are proportionate, more than adequate for two bikes, mower, gardening equipment and storage.

With limited plot sizes, so large an outbuilding has a material effect on our outlook, in addition to which, if this application were allowed, is a precedent then set for similar structures in adjacent, small gardens, the combined effect providing a 'garage compound' in appearance terms?

It is noted that there has been a 'change of use' from the original application for a 'certificate'

On a point of detail how is any cladding to be applied to the elevation immediately adjacent to the existing fence?

Sally Hughes
14 Kings Close
19th Nov 2021

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



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>