



Yapton Parish Council
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Your Ref: OWPC22355
Our Ref: Y/22/19/PL
Please ask for:
Stuart Corbey

26th April 2019

Dear Sir/Madam

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

Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings & may affect the character & appearance of the Main Road/Church Road, Yapton Conservation Area.

Garage Premises Main Road Yapton

Thank you for your internet comments made on 25th April 2019 which has been recorded as **'support'** with the comments as follows:

No objection CONDITIONAL upon:

No objection to the principle of converting a disused garage premises to a small detached dwelling conditional upon:

- 1. Environmental survey to ensure no contaminates from the previous garage repair use remain in the soil/ground.*
- 2. Full consideration and use of sympathetic materials for a conservation area in the construction/refurbishment of the dwelling. Whilst promoting a contemporary design materials must be sympathetic to the conservation area and existing buildings in the immediate area enhancing opposed to dominating the built environment.*
- 3. Conservation style/appropriate fenestration throughout the dwelling.*
- 4. Satisfactory highway solution for access/egress onto Main Road*
- 5. Adequate parking provision to be accommodated within the site curtilage to remove any dependence upon street parking in an already over-parked strip of main road thus preserving a safe and clear main road approach to a busy mini roundabout at the junction of B2233 with North End road (B2132)*
- 6. Roofline not to exceed the existing building's ridge and eaves heights.*
- 7. No balconies, roof terracing or external open areas on the western elevation to ensure that existing residential properties are not overlooked from an elevated open height.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be

reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning