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30th March 2021

E C
Church Lane
Yapton
BN18

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/29/21/HH
Site Address: Magnolias Church Lane Yapton BN18 0EH
Description of works: Erection of double garage.

Thank you for your internet representation made on 29th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34768

This proposal of a garage in the front garden of this property will be out of character to the rest of the north side of Church Lane. A satellite view of Church Lane shows that all the properties have a long frontage with no outbuildings. There is a covenant on the original building of the houses which states "No building shall be erected within forty feet of the road boundary nor within eight feet of the east and west boundaries." Although the properties were built at different times it is obvious that the building line has been respected along the north side of Church Lane. The Design and Access statement claims that the application site "is located within a row of modern detached dwellings located on the north side of the lane". I don't know what is regarded as 'modern' but the plots were started at least 60 years ago. Also the 'screening' of hedges and trees could easily be cut down in the future and the proposed building revealed.

The proposed structure is described as 'modest in form, height and design' with a 'shallow pitched tiled roof' - but the elevation drawing shows a single storey building with a large pitched roof which doubles the height of the structure so that it looks like a house. Surely this is not necessary for a garage anyway. The size is also compounded by the fact that the site is on elevated ground and would therefore be more visible and imposing.

The impact on the conservation area is mentioned but the view 'looking west out of the conservation area' is taken 100m from the site and not from the edge of the conservation area by Park Lodge which is 40m from the site. The Grade 2 Coachmans Cottage is cited but not also The Twelfth of Never which is closer to the site and would be impacted even more by the proposed structure if the trees and shrubs were removed in the future.

Overall this proposal is out of character with the streetscape of the north side of Church Lane.

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

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

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.