



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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22nd April 2021

Yapton Parish Council,
Mr Andrew Gardiner, Clerk of the Council
38 Ruskin Avenue
North Bersted
Bognor Regis
PO21 5BW

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 21st April 2021 which has been recorded as an objection with the comments as follows:

OWPC35275

YPC have considered this application and object on the following grounds:

- YPC note that the proposed unit encroaches a clearly set and established building line that runs along the northern side of Church Lane. YPC is strongly against this building line being broken as it maintains the integrity of the overall Church Lane street scene and setting to the adjacent conservation area.
- The height of the unit is also out of keeping with Church Lane. The overall impact of the height is further compounded by the nature of the levels of the land along the northern stretch of Church Lane which is significantly raised compared to the southern side. YPC would expect a single storey unit only.
- YPC note that previous planning history objected to a garage located in this location as over development for the plot. YPC note that there has not been any significant material changes to the plot to counter these grounds of concern/objection.

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.