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From: Elizabeth Lawrence [REDACTED]
Sent: 26 April 2021 12:38
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Cc: Jim Ayling [REDACTED]
Subject: Y/29/21/HH Proposed garage, magnolias, Chuch Lane, Yapton

Dear Mr Gardner,

I have read the comments made by the Parish Council, which appear to have stemmed from the objection of the neighbour further to the west.

The Parish's comments are incorrect and misleading for the following reason.

In 2009 planning permission was granted for a garage and gymnasium to the rear of Magnolias. The construction costs were going to be higher than expected due to the ground conditions and so the applicant decided to move the position of the building to the front garden where ground conditions were better (In a similar but more open position to the proposed). The case officer raised no objections. The Parish misunderstood what was proposed and thought the applicant wanted 2No. two storey buildings and 2 gymnasiums. They considered that this would amount to the over-development of the site and objected solely on this basis. They did not object to the revised position of the building (I attach a copy of their written objection).

As it happens the applicant decided to materially reduce the size of the approved garage for financial reasons and so there was no need to re-site it. Hence they withdrew the application to re-site the approved building.

(See applications Y/23/09, Y/49/09 and Y/71/09).

The resident to the west has raised a concern that the submitted photographs are not taken from the edge of the conservation area, or from the eastern edge of The Twelfth of Never. I attach two photos. One from the edge of the conservation area, which is 60 metres from the application site and one from the eastern end of The Twelfth of Never.

If you have any queries on any of the above please do not hesitate to contact me.

Kind regards

Liz



ARUN DISTRICT COUNCIL Y/29/21/HH

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22nd April 2021

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

Case Officer: Finley Gardner
Telephone: 01903 737615
Email: finley.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: Magnolia Church Lane Yapton BN18 0ER
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:

CVAPC38275

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 disorganised.

The majority of applications are determined under delegated powers by officers. Further information on the

PLANNING DECISION

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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-hls>.

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.