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**From:** Jim Ayling [REDACTED]  
**Sent:** 02 May 2021 19:48  
**To:** Finlay Gardner <[Finlay.Gardner@arun.gov.uk](mailto:Finlay.Gardner@arun.gov.uk)>  
**Cc:** Michelle Ayling [REDACTED]  
**Subject:** Application Y/29/21/HH Proposed Garage at Magnolias Church Lane Yapton BN18 0EH

Dear Mr Gardener,

I am writing to you in response to the last email objection from Ms Elaine Cordingley regarding my proposed garage.

I am very concerned that matters relating to the application are mere desk top objections that carry little thought out fact, other than to merely object.

I am a qualified topographic setting out engineer and site manager, so I know the process of levels, site attributes, sight lines and topography etc... So when I hear members of the Parish Council and their unidentified entourage banding such facts as, over development, over bearing, upsetting sight lines / street scenes, covenants, elevated ground and imposing structures etc etc..

I can't help feeling that the people involved in such conjecture are acting in an untrained & unjust manor.

None of the people that objected have been to site to look at the topography, garage location, ridge heights, screening and the fact that my curtilage extends to include the lane etc.. So again I feel I have to put my case forward for the avoidance of doubt.

Firstly, I have found a recent application on a property that is similar to mine. Screen Shot 1 Woodlands Park House has a domestic cartilage of 1053m2 and has in excess of 8 applications including multiple garages, extensions, summer house, jacuzzi room, garden room & stores. You will see from the screen shot that this in comparison to my dwelling is a very developed, far smaller plot

with multi garaging. Yet in all the applications there isn't one letter on objection from the parish, nor the public and no refusals / comments from ADC? Yet my plot size is over half the size again and I'm being accused of over development!

Both properties are not listed, and both lay outside the conservation area. Both are with 500 meters from each other as the crow fly's. Why hasn't this property been deemed over developed by the Parish Council? Although I know you can't comment on other applications, and I respect that. But something seems a bit unjust / biased for some reason?

The attached screen shots are to try and demonstrate how the proposal actually fits in with the surrounding topography not just hazard a guess, then object. I am an open book Mr Finlay, my job relies on me working to set dimensions, fact, not a guess on what something might look like, as it appears with YPC. If I had the ability to make such ad hoc decisions in my job and get away with it I'd be a very wealthy man!

Screen Shot information as follows:

Woodlands Park Screen Shot and Magnolias Screen Shot show the comparisons of applications and development.

Screen Shot 3 shows a range rod at the proposed ridge height circa 4.7m in comparison to the surrounding evergreen screening.

Screen Shot 4 shows a range rod at the height of a possible Sedum flat roof circa 2.7m.

Screen Shot 5 shows heavy screening to the East elevation.

Screen Shot 6 shows view from Church Lane looking North.

Screen Shot 7 shows view from Church Lane looking North with range rod showing ridge height.

Screen Shot 8 shows view from South East

Screen Shot Gen 1 Shows garden over view

Screen Shot Gen 2 shows garden overview

Plan 1 Shows a scaled A1 topo drawing showing the general heights of the trees and laurel hedge to the South boundary only, which mirrors Screen Shot 7 in respect of just about seeing the ridge / range rod.

I understand that ADC have the final say with this application. And these concerns aimed at YPC rather than ADC, but my experience with YPC to date has me worried that applications are not being given the full attention they deserve and objections are being lodged as an easy option. Unless those applications are in an appropriate back yard!

Many thanks for your time, no doubt I will hear from you in due course.

Regards

James Ayling













PLANNING & BUILDING CONTROL 2015/2016

| Reference     | Location                                               | Applicant         | Accepted | Proposal                                                                                           | Type                                | Status                 |
|---------------|--------------------------------------------------------|-------------------|----------|----------------------------------------------------------------------------------------------------|-------------------------------------|------------------------|
| 2015/2016/001 | Woodlands Park House Woodlands Park Main Road DN12 1EG | Mr Stephen Haynes | 29-10-15 | Extended existing garage block and erect new garage, erect new garden room and erect new shed.     | Planning<br>Householder             | Approved/Conditionally |
| 2015/2016/002 | Woodlands Park House Woodlands Park Main Road DN12 1EG | Woodlands Park    | 28-01-16 | Part replacement of existing vacant boundary fence with 100 high brick wall on both sides of road. | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/003 | Woodlands Park Main Road Wigton DN12 1EG               | Mr S Haynes       | 27-07-12 | Replace existing stone boundary fence with 100 high brick wall.                                    | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/004 | Woodlands Park House Woodlands Park Wigton             |                   | 08-01-09 | Building Notice for occupation of garage as residential.                                           | Building<br>Building Notice         | Accepted               |
| 2015/2016/005 | Woodlands Park House Woodlands Park Wigton             | Mr S Haynes       | 18-03-12 | Proposed demolition and conversion of garage to include paved area and walkway to main house.      | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/006 | Woodlands Park Main Road Wigton                        | Woodlands Park    | 11-05-16 | Demolish existing single storey building, replace with 100 high brick wall and erect fence.        | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/007 | Woodlands Park House Woodlands Park Main Road          | Mr S Haynes       | 26-07-04 | Demolish fence.                                                                                    | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/008 | Woodlands Park House Woodlands Park Main Road          | Mr & Mrs S Haynes | 15-02-01 | New porch to previously approved extension 2015/009.                                               | Planning<br>Plan Application        | Approved/Conditionally |
| 2015/2016/009 | Woodlands Park House Woodlands Park, Main Road Wigton  |                   | 02-11-09 | Extension.                                                                                         | Building<br>Building Notice or Plan | Placed Conditionally   |
| 2015/2016/010 | Woodlands Park House Woodlands Park Main Road          | Mr S Haynes       | 08-08-10 | 2 Storey Extension/Conversion.                                                                     | Planning<br>Plan Application        | Approved/Conditionally |