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5th May 2022

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/36/22/HH

Site Address: Berri Court Main Road Yapton BN18 0ED

Description of works: Erection of detached workshop, gym/hobby and greenhouse. This application affects character and appearance of the Main Road/Church Road Yapton Conservation Area and a Listed Building.

Thank you for your internet representation made on 4th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47260

Response to Y/36/22/HH

Yapton Parish Council has carefully considered the above application and has reservations relating to the proposal's impact on the setting of the Grade II listed building, Berri Court. It should also be noted that Berri Court is a significant building within the Main Road conservation area and as such any additional built structure within its curtilage must reflect and enhance the status of the listed building and the conservation area.

YPC note that the applicant is proposing 3 individual new buildings - a greenhouse, workshop and gym/hobby room and would comment as follows:

1. Greenhouse - Whilst the greenhouse is located within the near curtilage of the main dwelling, YPC appreciate that the function of the building draws on the heritage of this area of walled garden. YPC also note that the applicant has carefully considered an appropriate design and use of materials for the greenhouse to compliment the listed building.
2. Proposed workshop (drawing BR/497/06) - YPC fail to understand how this structure relates to either the proposed heritage greenhouse or indeed the main listed building. YPC have concerns relating to the proximity of the proposed workshop to the main dwelling. The proposed structure jars against the listed building and has no relationship with either the proposed heritage greenhouse or indeed the listed building. YPC note that the suggested materials neither enhance or blend with the listed building or its setting and significant boundary walls. YPC object to the siting and design of the workshop.
3. Proposed gym/hobby room (drawings BR/497/05) - The proposed building is identical to the proposed workshop. Whilst to the back of the Berri Court the proposed building is sited within an interesting historical

backdrop to the listed building. YPC believe that the proposed unit must be more reflective of the character and heritage of Berri Court. YPC would also expect an additional outbuilding in this area to relate more closely with the main dwelling. It should also be noted that due to level differences this proposed building will stand higher than the proposed workshop thus having a wider impact on the wider conservation area and adjoining properties.

YPC note that the applicant has recognised the importance of the listed building's status along with that of the Main Road conservation area. YPC would therefore seek that this applicant be refused on grounds of both design and impact on the listed building, Berri Court, and its setting.

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 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.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>