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8th June 2020

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

**Case Officer:** Maria Tomalova  
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Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: Y/42/20/PL  
Site Address: The Crickets Hoe Lane Flansham Yapton PO22 8NT  
Description of works: Extension & alterations to main dwelling & conversion & extension of existing annexe to 2 No. holiday letting units (resubmission following Y/117/19/PL).

Thank you for your internet representation made on 5th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27556

YPC objects with concerns remaining as outlined in previous responses dated 10th October 2019 and 6th February 2020 (See below), the key issue remaining over development of this sensitive site.

Previous response dated 6th February 2020 as amended:

Yapton PC has considered the above planning application and believe that it will constitute over development of the site which lies within a residential area of predominantly large well spaced detached houses set within generous plots. This streetscape reflects the heritage of Hoe Lane Flansham. The Parish therefore would like to OBJECT to planning application Y/74/19/PL on the following grounds:

1. Over-intensive use of the site. The two proposed buildings are sited extremely close to each other generating potential conflict with the holiday let use and permanent residential use. The building line and massing of the two units will detract from this loosely developed section of Hoe Lane.

YPC recognise that there are now two holiday let's but still view this to be over development for the plot and location. The two buildings are still in the same location and although the holiday let appears to be reduced in size the main residence appears to have increased in size.

2. The proposed extension of the residential dwelling whilst large is in keeping with the current two storey structure. However, the proposed holiday lets building is a substantial departure from the existing structure's size and proportions. YPC believe that the proposed holiday lets are a significant overdevelopment of a small

existing footprint and are overbearing on the adjoining residential unit. YPC would seek the proposal to be reconsidered with a less intensive holiday use proposed. YPC would also seek that should any holiday unit be consented that its use as a holiday let be confirmed by appropriate conditioning to ensure that these proposed units do not fall within the category of permanent residential let and/or unit. Appropriate conditioning being: The accommodation approved shall be used exclusively as tourist accommodation for individual lets for up to and no more than 28 consecutive nights. No unit shall be occupied by one person for more than 28 days in a calendar year. The owner shall maintain a register of occupiers including how long they occupied the units, their permanent home address and contact details for each calendar year. This register shall be made available to the Council on request. Reason: To preserve the availability of the accommodation as a holiday let and to prevent the establishment of permanent dwellings.

YPC would want time see the overall increased footprint reduced in terms of gross internal area.

3. The proposed parking layout plan does not sufficiently demonstrate that the 7 indicated parking spaces are adequate for the whole site or that they have adequate turning and manoeuvrability space to enable cars to easily access the proposed spaces unhindered and all times. No disabled parking bay has been provided for the proposed commercial use ie holiday lets. YPC request that the viability of the proposed parking is clearly demonstrated by full tracking being submitted.

Should this proposal be granted planning YPC insist that conditions are added to ensure that the new dwelling are for holiday use only with a limited annual occupancy rate thus avoiding any permanent or long-term residence use.

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/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.

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](http://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.**