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17th June 2022

Stephanie Head
Hobbs Farmhouse
Bilsham Rd
Yapton
Bn18 0JY

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/61/22/HH
Site Address: The Potting Barn 5 Hobbs Court Bilsham Road Yapton BN18 0JY
Description of works: Erection of single storey side extension and installation of fence and gate to parking area. This application may affect the setting of listed buildings.

Thank you for your internet representation made on 17th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48243

This is an additional comment to our earlier objection. The Secretary of State has just dismissed the appeal
Appeal Ref: APP/C3810/W/22/3293935
Little Meadow Bilsham Road, Yapton, ARUNDEL, BN18 0JY
The text below is taken from the appeal ruling document and we believe that this is very relevant to the proposal to extend the Potting Barn, Number 5, Hobbs Court

'Heritage Assets

38. The Grade II Listed Hobbs Farm House lies to the north-west of the site. The converted Hobbs Court which was formerly part of the curtilage of Hobbs Farm House lies west and north of Hobbs Farmhouse and is also Grade II listed. The site is also adjacent to 84 and 85 Bilsham Road, which are identified by the Council as locally listed "Buildings of Character".

39. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest when considering whether to grant planning permission for development which affects the setting of a listed building. This duty is reflected in the Framework which subsequently goes on to categorise any harm to the significance of a heritage asset as either 'substantial harm to or total loss of significance of an asset' or 'less than substantial harm to the significance of an

asset'. The Framework also advises that when considering the effects of a proposal on the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

40. Hobbs Farm House is a two storey detached building with a tiled roof and rendered finish. The well-proportioned frontage, the ancillary buildings to the rear and the established gardens, complete with pond, forms an attractive composition when viewed from the road. The agricultural origins of the building are still clearly evident from the form of the building and the juxtaposition of the other buildings on site. The significance of the asset therefore lies in part in the appearance of the main building, in the contribution this makes to views into the site and as a surviving example of a rural building of its type and period, on its own and as part of the wider group.

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41. The Council and Appellant agree that there would be no intervisibility between the group and the proposed development. Nevertheless, the development would erode the wider rural setting of the assets. As part of the significance of the asset is derived from its origins as a rural farmhouse the erosion of the wider setting would also impact on this significance, although this would be relatively limited.

68. The proposal would cause substantial harm to the rural character and appearance of the countryside and in this regard would conflict with Policies C SP1, D SP1, D DM1 and EMP DM1 of the LP. Some of the harm identified would be relatively localised and would be partly ameliorated as landscaping within the development became established. Nonetheless, having regard to the extent of harm identified I attribute this harm very substantial weight in the planning balance. '

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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/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>