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21st June 2022

Emerald Gardens (Yapton) Management Company Limited  
Emerald Gardens, Yapton  
Land North of Burndell Road, Yapton

**Case Officer:** Hannah Kersley  
**Telephone:** 01903 737500  
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Dear Sir/Madam,

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

Application No: Y/62/22/HH  
Site Address: 27 Goodhew Close Yapton BN18 0JA  
Description of works: Erection of detached single storey annexe in rear garden.

Thank you for your internet representation made on 18th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48293

Emerald Gardens (Yapton) Management Company Limited is the management company for Emerald Gardens. Emerald Gardens is a private residential estate of 173 households which shares a boundary with 27 Goodhew Close, specifically the boundary upon which the rear wall of the proposed annex will sit. The directors of the management company have prepared these comments on application Y/62/22/HH. The management company for Emerald Gardens objects to this application.

27 Goodhew Close is a detached residence in a modern housing development. The garden is not huge and the proposed annex is not simply an extension, but an additional dwelling with its own kitchen and shower room. This seems unlikely to be simply ancillary to main the residence and represents a significant over development of the plot. The plans as submitted lack any detail on either the purpose of this new dwelling or construction method and materials, leading us to assume the worst in terms of the impact it will have on Emerald Gardens.

The (current or future) residents of this additional dwelling are likely to require parking space. Parking is in short supply on the road in Goodhew Close and this leads to Goodhew Close residents sometimes parking around corners and on Emerald Gardens land - which is not permitted and is a nuisance. If granted this application is likely to worsen the parking situation and further unduly burden the residents of Emerald Gardens. A TRO has recently been implemented on Goodhew Close outside 26 Goodhew Close (the plot next to 27 Goodhew Close) because of these dangerous parking issues.

The location of the new dwelling brings the occupied building on Goodhew Close closer to Emerald Gardens. This increases the possibility of ongoing or future noise, nuisance, and disturbance to the residents of Emerald Gardens from this new dwelling. The application is short on details of the dwelling cladding, but on the elevation plans it looks like it will be wood cladded, if this is the case then regular and ongoing access will be required through Emerald Gardens land to maintain the dwelling which will itself be a nuisance. Wood

cladding is also unlikely to provide sufficient soundproofing for a new residential dwelling with any significant level of occupation - it will become a noise nuisance to residents of Emerald Gardens.

There are no details of rainwater management and guttering on the plans for this dwelling. Emerald Gardens would like assurance that any rainwater collected on the annex roof will be captured and diverted away from Emerald Gardens land, rather than draining onto Emerald Gardens land.

While it would not address the concerns around over-development, noise, and parking (and therefore the objection would remain), Emerald Gardens would be more comfortable with this development if it were set fully within the 27 Goodhew Close plot and not on the boundary. Placing this dwelling within the plot with space around for maintenance access means that ongoing access to Emerald Gardens land is not required for regular maintenance. Alternatively, assurances that the materials used will require no ongoing maintenance for the lifetime of the dwelling will be welcomed.

Submitted by the Directors of Emerald Gardens (Yapton) Management Limited

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](mailto: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>