
RE: Planning Enquiry - Proposed Garage Conversion, Plot 136, Ryebank Gate, Yapton - Y/49/21/RES

From Planning <Planning@arun.gov.uk>

Date Tue 15/09/2026 08:54

To Donna Hobbs [REDACTED]

Good morning,

Thank you for your email.

To find out if you need planning permission for your proposal you will need to complete an application for Lawful Development Certificate for a Proposed Use. This can be done by the planning portal, www.planningportal.co.uk.

Unfortunately we no longer confirm if permission is required by email or phone.

Regards

Daun Johnson

Technical Support Unit Assistant
Planning Services



T: 01903 737762 Ext 37762

E: Daun.Johnson@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Donna Hobbs [REDACTED]
Sent: 15 September 2026 08:30
To: Planning <Planning@arun.gov.uk>
Subject: Planning Enquiry - Proposed Garage Conversion, Plot 136, Ryebank Gate, Yapton - Y/49/21/RES

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Dear Planning Team,

I am writing to request clarification regarding a proposed alteration to the existing garage serving my property at Plot 136, Ryebank Gate, Yapton, which forms part of the development approved under planning reference Y/49/21/RES.

I am considering converting part of the rear of the existing garage into a home office, solely for use ancillary to the main dwelling.

The proposed works would involve:

- Retaining the existing garage structure and garage door.
- Retaining the front section of the garage as garage/storage space.
- Creating an insulated home office within approximately the rear 4.2 metres of the garage.
- Installing an internal partition between the office and retained garage/storage area.
- Insulating the walls, floor and ceiling and installing electric underfloor heating.
- Installing one new glazed personnel door in the external side elevation facing into our existing garden.
- Installing one small high-level window in the same side elevation to provide natural light.

There would be no extension to the existing garage footprint, no increase in the height or size of the building and no removal of the existing garage door.

The proposed office would remain entirely ancillary to the main dwelling. It would not contain sleeping accommodation or be used as a separate dwelling, annexe or independently occupied accommodation.

Before proceeding, I would be grateful if you could clarify the following:

- Whether Plot 136 is one of the plots to which Condition 13 of Y/49/21/RES applies.
- Whether any condition attached to Y/49/21/RES removes or restricts permitted development rights relating specifically to the existing garage serving Plot 136.
- Whether the partial internal conversion of the garage as described would require planning permission.
- Whether the installation of the proposed side personnel door and small high-level window would require planning permission. (Many of these alterations appear to have already been undertaken within the development)
- Whether the garage is required under the approved development plans or any planning condition to be permanently retained or made available for vehicle parking, given that the existing garage door and a front section of the garage would remain.
- If planning permission is not required, whether you would recommend that I obtain a Lawful Development Certificate before commencing the works.

I appreciate that Building Regulations approval may be a separate requirement and will ensure that the proposed conversion is dealt with appropriately in that respect.

I would be grateful for your written confirmation before I proceed with the project.

Kind regards,
Donna Hobbs
Plot 136
Ryebank Gate
Yapton, West Sussex

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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