



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

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC24567
Our Ref: Y/74/19/PL
Please ask for:
Ms M Tomalova

11th October 2019

Dear Sir/Madam

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

Extension & alterations to main dwelling. Conversion of existing annexe to three holiday letting units

The Crickets Hoe Lane Flansham Bognor Regis

Thank you for your internet comments made on 10th October 2019 which has been recorded as **'an objection'** with the comments as follows:

*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.

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.

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 if clearly demonstrated by full tracking being submitted.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning