



Yapton Parish Council
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Your Ref: OWPC25338
Our Ref: Y/89/19/HH
Please ask for:
Amber Willard

20th December 2019

Dear Sir/Madam

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

Single storey side extension linking semi-detached garage to existing house including conversion of existing garage to habitable use and rear extension. This application affects the setting of a listed building.

Hazel Cottage Church Lane Yapton

Thank you for your internet comments made on 19th December 2019 which has been recorded as 'support' with the comments as follows:

YPC have fully considered the above application and would state that its comments remain as those stated on the applicant's previous application Y/8/19/HH.

YPC will support an extension which aesthetically maintains the appearance of an outbuilding so would request that the following amendments are made to the proposal before being granted planning:

- dormer windows are removed from the new side extension fronting Church Lane. The two proposed windows are incongruous to the historic streetscape of this part of Church Lane.

YPC would also seek the following conditions be placed should the application be granted planning:

- . Conditions requiring the materials to be in keeping with the surrounding historic buildings must be used.*
- the extension remains ancillary accommodation to the main dwelling Hazel Cottage.*

This is due to the lack of parking provision both on and off street for a new separate dwelling.

YPC remain deeply concerned with regard to the impact the proposed two dormer windows will have on the Church Lane streetscape and would prefer the use of conservation style velux windows in place of the proposed dormer windows.

YPC would also insist that should planning be granted that the conditions suggested on the earlier application remain in place.

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