

Paul Arthur Hammerton
Coachmans Cottage
Church Lane
Yapton
West Sussex
BN180EH

Your Ref: OWPC21545
Our Ref: Y/8/19/HH 04-02-2019
Please ask for:
Amber Willard

25th February 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 representation made on 22nd February 2019 which has been recorded as '**an objection**' with the comments as follows:

The proposed plan will have an adverse effect on the neighbouring listed buildings. The attached garage mentioned in the planning application is attached to the listed building, 'The Twelfth of Never'. As our house, 'Coachman's Cottage', also a listed building, is linked to 'Twelfth of Never' it will effectively be converting the listed buildings into a terrace. This does not appear to be within the rules laid out for grade 2 listed buildings. I believe that the regulations say that any garage or outbuilding attached to a listed building is subject to these regulations. I was also informed that Hazel Cottage is designated as being a building of architectural interest in the 'Neighbourhood Plan' and should not be altered. As far as I am aware no planning consent was granted when new plastic double glazed windows were recently installed in Hazel Cottage. The application incorrectly describes the garage as detached. In the plan Hazel Cottage and the Twelfth of Never will become attached together by the new building.

The yellow planning application notice should be put on the garage and not on lamp posts on the roadside where there is no footpath. This would make it clear where the proposed building would be.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this

does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning