

MS Gasnier
Twelfth of Never
Church Lane
Yapton, Arundel
West Sussex
BN18 0EH

Your Ref: OWPC21550

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:

I am writing to strongly object to the planning application above.

Firstly I would like to state that the wording on the application is not entirely correct - The garage is detached from Hazel cottage, but is attached to my cottage next door known as Twelfth of Never. The cottage dates back to the 18th century and is a grade 2 listed with a thatched roof. The garage used to belong to my cottage and I believe this to be before Hazel cottage was even built, and was used as a carriage / cart store.

My 2nd point is that the planning notification only went up on 20th February 2019 after my telephone call to the conservation officer despite the application being live since 7th February 2019. There is no notification on the garage its self. I have not had any letters from Hazel cottage nor Arun district council or a Party wall paper work from Mr Rhodes. Curtilage may very well be a reason to refuse this application.

I note the windows to be added to the front matching in design, is this to match Twelfth of Never (wood sash) or UPVC that match the new windows replaced in Hazel cottage?

I believe my home is listed not only by the exterior but also due to the inglenook fire place which is one and the same wall of the side of my cottage and the garage wall.

This application affects the setting of a listed building and will affect the street scene.

I have concerns regarding the noise, the light and close proximity, as the build is not only the garage, but also to the rear and side (joining Hazel cottage and the garage) thus altering my cottage from a link detached to a terrace, also affecting its value.

There is a large old flint stone wall to the rear which is partly built into my thatch roof and separates both cottages. Just behind this would be people living far too close to me, and also bedrooms / bathroom just behind my living room wall. It is also worth noting that the dividing rear wall is currently home to nesting robins.

I have grave concerns regarding the excavation of the ground needed for foundations, drainage, sewers etc and the potential risk to my property of movement and/ or damage, also the risk of fire with the thatched roof, the dormer windows to the front seem they would be very close to the thatch roof. I also need access from time to time for maintenance work.

With modern day living with showers, cooking and laundry, ventilation is key, the cottage needs plenty of space for the walls to breath.

Parking is always a problem in church lane, and garages are few and far between. In my opinion if not already I would like to see the garage become listed.

It is an honour and a privilege to own and live in a listed property and with it comes responsibilities to preserve and protect it. I am not just objecting for myself but asking ADC to reject the plans for the past, the present and for all the local people who enjoy and appreciate living in the local area and want to preserve our local history and for the future,

for future generations.

I f local housing is required ADC have approved some 850 new houses in Yapton.

Last but not least I would like to point out Yapton Parish Council neighbourhood plan policy E9 concerning Hazel cottage.

Yours Sincerely

Ms Gasnier

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