

Annette Farrow  
14 The Poplars  
Ferring  
BN12 5QL

**Your Ref:** OWPC24478  
**Our Ref:** FG/100/19/HH 31-08-2019  
**Please ask for:**  
Zac Denton

4th October 2019

Dear Sir/Madam

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

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Single storey front extension  
23 West Drive Ferring

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Thank you for your internet representation made on 3rd October 2019 which has been recorded as '**an objection**' with the comments as follows:

*Planning Reference number FG/100/19/HH  
23 WEST DRIVE, FERRING, BN12 5QZ  
CASE OFFICER MR Z. DENTON*

*I am writing to OBJECT in the strongest possible terms to the proposed extension to 23 West Drive BN12 5QL. I believe that this building would be in contravention to policies in The Development Plan, The Local Plan, The Neighbourhood Plan, The Government Planning Portal and the Human Rights Act.*

*My objections are as follows:*

**LOSS OF LIGHT/OVERSHADOWING**

*The proposed extension would impact greatly on the amount of natural daylight and sunlight entering my property. This building would overshadow my property and obscure essential light. This proposed extension runs parallel to the back of my house, my living room just 2180mm from the boundary fence. This extension would be built approx 1400mm from the boundary and just 3580mm from my patio doors. This I feel is unacceptable.*

**2. LOSS OF PRIVACY AND OVERLOOKING**

*The proposed extension is to build a bedroom with ensuite facilities. The opening window to the ensuite is positioned directly opposite my patio doors, the patio doors lead into my main living area. Below this window is a toilet which is 1400mm from the boundary wall and close to an area I like to sit and enjoy my garden. My objection is to the loss of privacy, overlooking and the noise from daily ablutions and the use of the toilet, which would most definitely be heard from my property.*

**3. DESIGN**

*I object to the design, layout, and density of the proposed building in respect of its size, width, height, massing and also the overpowering and overbearing affect on my property. The impact of one continuous wall along the back of my very small garden would diminish greatly my rights to enjoy my garden and property. The scale and massing of this proposed extension is out of proportion to the large amount of external land available at 23 West Drive.*

*This extension would adversely affect the visual amenity that is enjoyed at my property. The overbearing nature of this proposed extension would overshadow my small strip of garden. It would create a continuous wall that would obliterate light and create a feeling of being hemmed in. The close proximity of the bathroom is unacceptable when the 'use of the facilities' would be audible from my property. The design of this proposed building is unusually to the front of the house, which is somewhat irregular when considering the vast area of land available. I believe an alternative site at the back of the property would be more in-keeping with this property.*

*In the Ferring Parish Neighbourhood Plan under Proposal 3: Areas of Special Character, 5.15 it proposes that The Poplars be 'assessed by the local authority to be of distinctive character or quality and therefore, worthy of protection through vigorous control of new developments'.*

*The objections I have put forward I trust will be dealt with justly.*

#### **REFERENCES**

*Government Planning Portal*

*PPS7 [Addendum] Residential Extensions and Alterations Annex A: Residential Amenity: Overshadowing/Loss of Light  
A32/A33/A34/A35/A36/A37*

*PPS7 [Addendum]: Residential Extensions and Alterations Annex A Residential Amenity: Privacy  
A28/A29/A30*

*PPS7 [Addendum] Residential Extensions and Alterations Annex A Residential Amenity: Noise and General Disturbance  
A38*

*PPS7 [Addendum]: Residential Extensions and Alterations Annex A: Context and Design  
A4/A5/A6/A7/A8/A9/A10*

*Human Rights Act Article 1 of the first protocol Protection of Property  
Human Rights Act Article 8 Respect for your Private and Family Life*

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](http://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