

Thomas Farrow
62 Limbrick Lane
Goring-by-Sea
West Sussex
BN12 6AB

Your Ref: OWPC24514
Our Ref: FG/100/19/HH 31-08-2019
Please ask for:
Zac Denton

9th October 2019

Dear Sir/Madam

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

Single storey front extension
23 West Drive Ferring

Thank you for your internet representation made on 8th October 2019 which has been recorded as '**an objection**' with the comments as follow s:

I am writing to OBJECT 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:

1. LOSS OF LIGHT/OVERSHADOWING

The proposed extension would impact greatly on the amount of natural daylight and sunlight entering adjoining and nearby properties located within The Poplars. This building would overshadow 14 & 15 The Poplars and obscure essential light. This proposed extension runs parallel to the back of 14 The Poplars, with the living room located just 2180mm from the boundary fence. This extension would be built approximately 1400mm from the boundary, and just 3580mm from the patio doors. I feel this is unacceptable for my Mother, who owns 14 The Poplars, and her neighbour at 15 The Poplars.

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 the patio doors of 14 The Poplars, the patio doors lead into the main living area. Below this window is a toilet which is 1400mm from the boundary wall and close to an area my Mother likes to sit and enjoy her 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 14 The Poplars, and very likely to be heard from 15 The Poplars.

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 predominantly on 14 The Poplars. The impact of one continuous wall along the back of the very small garden of 14 The Poplars would diminish greatly my Mother's rights to enjoy her 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 Mother's property. The overbearing nature of this proposed extension would overshadow my Mother's 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 14 The Poplars. 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'.

I trust my submitted objections will be objectively considered.

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.

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