



Arun District Council
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13th July 2021

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/114/21/HH
Site Address: 23 South Drive Ferring BN12 5QU
Description of works: Extensions and internal and external remodelling of existing dwelling to create a 4no. bedroom dwelling with double garage including single storey rear extension, replacement and reformation of roof to create second floor accommodation with rear balcony, associated landscaping.

Thank you for your internet representation made on 12th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38140

Ferring Conservation Group objects to this development because it is an overdevelopment of the site and is out of character with the immediate area and with Ferring as whole.

It is overdevelopment because it is replacing a large four-bedroom house in two storeys (built only 12 years ago) with a much larger house in three storeys. Only one other house in Ferring has three storeys - but it is much smaller than what is proposed here.

The Applicant refers to the NPPF and its endorsement of houses that 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and 'establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit'. But this building does not respect the local history and character. It is a modernist building, in three storeys with a flat roof and the 'Street scene' drawing shows just how out of place it would be between its immediate neighbours - traditional designs with pitched roofs. The Applicant refers to recent developments in Kingston and East Preston but these have no relevance to the character of Ferring. Contrary to the NPPF, this application does not 'establish or maintain a strong sense of place': in fact it undermines it. He also refers to the elevations in a concurrent application for a flat-roofed modernist house in Florida Gardens as 'permitted', when in fact they are strongly resisted by the neighbours and many others, and the application has not been approved.

The environment of Pattersons Walk, with the beach and sea on one side of the footpath and mainly traditional houses well set back in their gardens is of huge value to the hundreds of local residents and visitors who use it. The village referendum on the Neighbourhood Plan endorsed its designation of 'Area of Special Character'. Arun DC has 'made' this Neighbourhood Plan so the Applicant has no grounds for saying that Arun does not accept that designation.

We wish to conserve the seafront as an Area of Special Character, It would be marred by this out-of-character building and we ask the Council to refuse this application. - Ed Miller (Secretary, Ferring Conservation Group)

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.