



Arun District Council
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30th July 2021

Ferring Parish Council Council
1 Elm Park Ferring, BN12 5RN
BN12 5RN

Dear Sir/Madam,

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

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 29th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38929

Ferring Parish Council objects to this proposed development as it is out of keeping with the adjacent properties, fails to respect the style and character of the area and would undermine the sense of place in this village setting, contrary to the made Ferring NP.

The design features are particularly significant here as this site is within a recognised Area of Special Character as outlined in the Ferring NP and incorporated within the ADC Local Plan. Such a contrasting design and high-level mass would be in direct contrast to the established traditional pitched and tiled roofs of neighbouring properties and would undermine the character of the area.

Any comparison with modern styled redevelopments in Kingston is irrelevant as Kingston is primarily a comparatively modern housing estate and cannot be considered a historic village setting. Supporting this is the importance placed by both communities in their respective NPs to protect the vastly different identities of the two parishes through maintaining the Gap between Settlements which is a key feature established and defended by Arun District Council in its Local Plan and planning policies.

Patterson's Walk which borders the southern boundary is a well-used local attraction offering residents and visitors a level access to enjoy the seafront in a traditional setting. Such high level developments would overly dominate and damage the character of this important leisure amenity.

The second floor windows and large balcony area would impact on the visual harmony of the properties in this Area of Special Character, both from the street scene to the north and from the beach and Patterson's Walk to the south. While neighbouring properties also back onto Patterson's Walk, privacy of their gardens can currently be achieved through landscape design and planting. This development would create a high level viewing platform overlooking the gardens in such a way as to deprive adjacent properties of that privacy and seclusion.

Ferring Parish Council urges Officers to support the established Area of Special Character and the identity

and character of the village environment by refusing this proposed redevelopment which is completely at contrast with the location and in contention to the objectives of the Local Plan and design policies for the reasons given.

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.