



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

14th September 2021

Cllr. Stephen Abbott
Ferring Parish Council
1 Elm Park Ferring West Sussex
BN12 5RN

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/130/21/HH
Site Address: 162 Littlehampton Road Ferring BN12 6PH
Description of works: The erection of a double garage & garden store.

Thank you for your internet representation made on 13th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40321

Ferring Parish Council objects to this proposal on the grounds of inappropriate and over development of the front garden of the property. We acknowledge that the site is large enough to physically accommodate the development, however, building so close to the front boundary will have a detrimental effect on the street scene and potentially be considered as a precedent for other developments in the front of the properties to the west. These properties are substantial, individual properties set well back from the A259 in large plots presenting a balanced, open aspect of interest and character which would be irrevocably damaged should developments close to the front boundary be permitted.

While it may have considered that the previous permission for a single storey garage established the principle of some development to the front of the property, this further development would extend that principle almost to the front boundary. Unlike the previous garage extension, this further garage would not be (partially) screened from 1A Ancren Close by the garage of that property. We note that the previous single storey garage (with a steep angled pitched roof) permission was then used as the basis for further development with an increased ridge height and the addition of a 1st floor bedroom.

The design of this additional garage and store may give rise to concerns of its future usage or further development. For the protection of adjacent residents, we would request that should ADC be minded to permit this development, appropriate conditions are applied to ensure that it is used for its intended purpose only and not for a workshop/professional/ leisure or habitable space or any other purpose than that stated in the application. As the proposal is only for a single storey garage/garden store, such conditions will not be in any way detrimental to the applicant. However, due to the over-development this additional building would create and its increased level of visibility and impact, we urge Arun District Council to refuse this application.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>