



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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15th September 2021

Dr Leslie Hawkins
1A Ancren Close
Ferring
BN126PD

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 14th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40351

I am writing to object to this application. The applicant is proposing a building some 10 metres in length and 5.5 metres in depth, along the boundary between my property at 1a Ancren Close and 162 Littlehampton Road. It is set approximately 1 metre from the boundary fence for 10 metres along the side of our garden. Its height is of particular concern. The proposed elevation plan (TM04), appears not to be to scale, and no indication of height is given. An approximate estimate of the height, from a scale of 1:100, is that it will be 4 metres to the highest pitch.

A building of this scale and position, will have an obtrusive impact on our property and cause a considerable overshadowing. I question the necessity for a further garage given that there is an existing garage built quite recently following an application in 2017. (FG/42/17/HH). This application, when it was amended to include a dwelling above, was refused by Arun District Council by reason of:

"the height, design and size of the extension it would result in a prominent and obtrusive form of development which would appear out of keeping in the street scene and would not be subservient to the existing dwelling, adversely affecting the visual amenities and character of the area in conflict with policies DEV19 and GEN7 of Arun District Local Plan."

This application should be refused for the same reasons, indeed being closer to the road it creates an even greater obtrusion in the street scene, adversely affecting the visual amenities and character of the area. No other house along this stretch of the Littlehampton Road, which is characterised by large houses set well back from the road and with long frontages, have built in their front gardens and the precedent this current application creates should be resisted.

The refusal of FG/42/17/HH was subsequently overturned on appeal. The Inspector made the point that it was well set back and the front wall was some 2 metres high. The current proposal would be very evident from the road, and would be at least twice as high as the front wall and set back only 3 metres from it. The Inspector also made the point that the proposed development did not come any further forward than the garage of 1A Ancren Close, and therefore did not result in any significant harm. The current proposal is separate from the

house, is not subservient to it, and extends well beyond the building line established by the garage at 1A Ancren Close. The proposal contained in this application therefore, does not satisfy the conditions that allowed the inspector to approve the previous garage and dwelling.

I am asking that you refuse planning consent

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

