

David Bettiss
8 Tamarisk Way
Ferring
BN12 5ER

Your Ref: OWPC25318
Our Ref: FG/141/19/PL 13-11-2019
Please ask for:
David Spring

20th December 2019

Dear Sir/Madam

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

Erection of 1 No detached chalet style dwelling with integral garage; demolition of existing conservatory & porches & erection of single storey side extension & part single/part two storey side extension to Elm Lodge (resubmission of FG/220/18/PL).

Elm Lodge Tamarisk Way Ferring

Thank you for your internet representation made on 17th December 2019 which has been recorded as '**an objection**' with the comments as follows:

The previous application for this site was quite rightly rejected by Arun DC and then dismissed on appeal by the Planning Inspector. The latter decision was on the grounds of its harmful overbearing impact on the occupants of the host property, Elm Lodge and that of light and privacy, especially to the occupants of Magalia opposite. This was to a great extent due to its height, mass and proximity to the existing properties. There have been some relatively minor cosmetic design changes for this application in order to attempt to circumvent the appeal decision. However, these do not fundamentally change the situation on the ground, and the footprint and bulk of the house and its footprint are virtually the same.

There has to be an acceptance that there is simply insufficient space here for another dwelling to be squeezed in between Elm Lodge and the vitally important pond, without it compromising either or both.

The pond is currently full with associated flooding around the area, and further development will only make the flooding problem worse. Arun DC drainage engineers in any event require assurances on the effect of such building works, and to my knowledge, this has not been covered in any form by the applicant.

Finally, there is no guarantee that the design amendments put forward by the applicant will be maintained by any future occupants with regard to privacy and overlooking issues, and therefore these amendments do not stand up if the wishes of those occupants change.

This point was clearly raised by the Planning Inspector in her judgement and must be acted upon.

Such minor design changes can be made to appear acceptable on paper, but the reality is that such a development is still unacceptable by its mass and proximity, and nothing can change that. On that basis, it should again be refused.

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