



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

18th November 2020

Mr & Mrs Graddage
7 Amberley Road
Rustington
BN16 2EE

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@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/142/20/HH
Site Address: 22 The Poplars Ferring BN12 5QL
Description of works: Single storey rear extension with mono pitch sloped flat roof

Thank you for your internet representation made on 17th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31451

RE: Planning Application FG/142/20/HH. 22 The Poplars, Ferring, BN12 5QL

We are the owners of No 21 The Poplars which is link-detached to the South of the above property. Our neighbor informed us briefly that she was having plans drawn up for a rear extension, but we had not seen any detail on this until the plans were published on the Arun Planning web site recently.

Nos 21 and 22 are linked by two single skin and one single skin party wall with a flat roof of GRP running continuously across both properties. The area to the East side between us is a driveway area owned by us with a narrow foot path owned by No 22 running alongside it. The boundary is marked by paving on the ground and a hedge.

We have some grave concerns, not with the overall plan, but with the detail and how the construction work is likely to cause damage to our property. The existing plan also shows that a small corner of our property would be built over (the existing and agreed boundary is not shown correctly on the proposed plan). This we are open to negotiation/agreement on as detailed below as we have no wish to be obstructive to the development.

Our main concern is a structural one - demolishing the single skin walls of No. 22 and digging out footings for a new cavity wall as shown on the proposed plan may well damage our bathroom walls with their enclosed water pipes and tiling. We need to protect our tenant from this: putting the only bathroom out of commission for repairs would require the re-housing of our tenant. We believe it might be possible to undertake the work and minimize risk to us if the builder draws up and follows a suitable procedure agreed with building control and ourselves. We will require a Party Wall Agreement, a risk assessment and a schedule of works to be in place before work commences as well as a proposal from the builder as to how the tenant's car parked on our driveway will be protected. The builder needs to be fully insured including cover for temporary accommodation if it becomes necessary. We would also request that the builder informs us as to the start date so we can be present to witness that no damage occurs to our property.

On the issue of encroachment of the proposed new walls onto our land/ parking area, we assume the existing

East side boundary hedge will have to be removed for access to undertake the work. In return for us agreeing to the proposal we will require the erection of a 3 ft high wall or fence running along the existing hedge line on the East side before completion of the work to re-establish separation of the footpath from our driveway.

Mr. & Mrs. Graddage

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 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 Development Control 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 Development Control 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.