

Peter Whent
6 Little Paddocks

BN12 5NH

Your Ref: OWPC25638
Our Ref: FG/152/19/PL 11-12-2019
Please ask for:
Zac Denton

5th February 2020

Dear Sir/Madam

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

Erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage.

40 Little Paddocks Little Paddocks Ferring

Thank you for your internet representation made on 4th February 2020 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs,

I would like to make 3 observations about the planning application.

1. The Applicant's support email dated 22 January states that his application has been approved by the directors of the residents association company, Little Paddocks Freeholders Limited. I do not know if this is the case but I am not aware that the directors have been instructed by the shareholders (the residents) to express such approval nor that the shareholders have been provided with the opportunity to vote on the application. Furthermore, as the directors' properties are some distance from the proposed development I do not believe that their opinions should carry the same weight as the views of the owners of the properties directly impacted by the development.

2. The development is not in sympathy with the character of Little Paddocks. Admittedly, there are existing plots that are smaller than the size of the proposed plot number 39 but, if this development is allowed to go ahead, the average plot size will be lowered, thereby providing a stronger argument for a developer to submit another '2 for 1' development in future. Where does this end?

3. The only reason the redevelopment of the existing property with a like for like replacement is considered by the developer not to be viable is because no financial gain will result. I respectfully suggest that this is not a valid justification to support a planning application that will itself result in a loss in monetary value of the existing neighbouring properties, considerable inconvenience during the redevelopment period and a permanent reduction in the unique charm and character of Little Paddocks. The existing property at number 40 appears to have maintained its value in comparison with the other properties in Little Paddocks (as evidenced by its purchase value in 2014) and could surely be renovated and sold like so many other 'tired' properties, without incurring a significant loss. If this is not the case, any loss in value resulting from a renovation would, I suggest, be due to a loss in the property's value now, prior to any renovation, and not from the renovation work itself.

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