

Kingston Gorse Estate (Sussex) Limited
41a Beach Road

Littlehampton
West Sussex
BN17 5JA

Your Ref: OWPC20262
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

22nd October 2018

Dear Sir/Madam

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

Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

The Bluebird Cafe South Drive Ferring

Thank you for your internet representation made on 19th October 2018 which has been recorded as '**an objection**' with the comments as follows:

*Kingston Gorse Estate (Sussex) Limited
Kingston Gorse
West Sussex*

Dear Sirs

Ref: Bluebird Caf Planning Application

On behalf of Kingston Gorse Estate, I make the following comments on the planning application relating to the Bluebird Caf. Please accept this letter as a serious objection to the planning application.

There is an adverse effect on the residential amenity of adjacent neighbours by reason of:

a) Overlooking: The first-floor balconies in the new development will overlook the properties to the west.

b) Privacy: The windows and balconies facing west will cause a loss of privacy to adjacent properties.

c) View: As the proposed building is significantly south of the existing properties it will be of detriment to views afforded to adjacent properties on Kingston Gorse thereby having an adverse effect on the residential amenity.

d) The new development will attract a greater number of visitors significantly increasing traffic movement in an area that has insufficient access and parking facilities.

e) Increased noise from customers/music particularly during the extended evening periods will impact on neighbouring properties.

f) Increased traffic noise, particularly in evening, due to a greater number of car movements in the car park.

The proposal will have a detrimental visual impact on the character of the neighbourhood by reason of:

a) It is an over development of a quiet beach caf .

b) The increased noise and use will be of detriment to the tranquillity of the area.

The development would adversely affect highway safety or the convenience of road users by way of:

a) Increased traffic flow at the entrance to car park which is already severely restricted.

b) Insufficient car parking spaces. The car park, particularly in the summer and at weekends, with its use by residents, walkers, visitors to the beach etc. together with the existing caf is already extremely busy. The roads in both Ferring and Kingston Gorse are privately owned and "on road" parking by non-residents is not permitted. The proposal will inevitably result in more cars parking on adjacent roads which will result in reduced safe routes for pedestrians and restricted access for emergency vehicles.

Yours Faithfully

Alan Morcombe

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